WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/10 14:03 2 pgs
Fees:13.00 Taxes:684.50
20100706-0052821

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of June, 2010

Notary Public

My Commission expires: 8/10/10 (Affix Seal)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura B. Frazier	SAME	118-03-0-133.00
2767 Rosedale Place		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathryn G. Hobbs and David T. Hobbs, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura B. Frazier and Kevin E. Frazier, as joint tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Phase Two, Rosedale Place, of record in Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn G. Hobbs and David T. Hobbs, wife and husband, by deed from Charles Walker, unmarried, on February 21, 2008, of record in Instrument Number 20080222-0017445, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 11190, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **2767 Rosedale Place, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this June 30, 2010.

Kathryn G. Hobbs
Kathryn G. Hobbs

David T. Hobbs
David T. Hobbs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn G. Hobbs and David T. Hobbs,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2010

My commission expires 8/13/10

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

My commission expires: 04-15-12