WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY, ATTY. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Frazier and Kenneth D. Davis	James Frazier and Kenneth D. Davis	051 06 0 051.00
(NAME)	(NAME)	
4232 Princess Lane	4232 Princess Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100045123 DEEDWARR
Recvd: 07/23/10 10:43 2 pgs
Fees:13.00 Taxes:627.15
20100723-0057800

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William L. Underhill and wife, Sandra G. Underhill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Frazier and wife, Lisa Frazier as to a one-half undivided interest, and Kenneth D. Davis and wife, Virginia A. Davis, as to a one-half undivided interest,, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 4 of Medical Center Plan of record in Plat Book 6200, Page 891, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 198.31 feet along the easterly margin of Lentz Drive and extends back 104.59 feet on the south line and 104.00 feet on the north line to a line in the rear measuring 209.39 feet.

Being the same property conveyed to William L. Underhill by deed dated November 29, 1994 from Jesus F. Tirao and wife, Lynda Tirao, recorded in Book 9538, Page 715 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William L. Underhill and wife, Sandra G. Underhill by Quitclaim Deed dated September 26, 1997, recorded in Book 10625, Page 397, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE RESUBDIVISION OF LOT NO. 4 OF MEDICAL CENTER PLAN OF RECORD IN PLAT BOOK 6200, PAGE 891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 3986, PAGE 435, SAID REGISTER'S OFFICE AND EASEMENT FOR WATER MAINS TO MADISON SUBURBAN UTILITY DISTRICT OF RECORD IN BOOK 6114, PAGE 751, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 509 Lentz Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 15th day of July, 2010.

William L. Underhill

Sandra G. Underhill

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William L. Underhill and Sandra G. Underhill*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* husband and wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11/7/12

Karen Burnette
Notary Public

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY