2010 - 0348

WARRANTY DEED

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,900.00.**

Affiant

Subscribed and sworn to before me this 31 day of Jan, 2011.

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

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:
Magi Group	SAME	133-01-0-133.00
650 Wedgewood Avenue		
Nashville, TN 37203	,	

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, **James Clifford Frazier, Jr.**,married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Magi Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Renetta Joy Frazier joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being Lot No. 97 and the easterly part of Lot No. 96 on the plan of Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Patterson Street at the corner of Lots Nos. 97 and 98; thence with said street westwardly 56 feet to the northeast corner of the property conveyed to Frances Jenkins Darnell by deed from John R. Todd and wife, of record in Book 1816, page 111, said Register's Office; thence with the easterly line of said Darnell's property southwardly 158 feet, more or less, to the northerly margin of an alley; thence with said alley eastwardly 54 feet, more or less, to the corner of Lots Nos. 97 and 98; thence with the line between said two lots northwardly 157.7 feet to the beginning.

Being the same property conveyed to Shirley Frazier West, unmarried, by deed from Mary Louella Mosely, unmarried, on June 21, 1994, of record in Book 9385, page 216, Register's Office for Davidson County, Tennessee. And further conveyed to James Clifford Frazier, Jr. by Quitclaim deed from Shirley Frazier West Anderson (fka Shirley Frazier West) of record in Instrument Number 20070821-0100017, said Register's Office.

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

- Subject to all matters as shown on the Plan of record in Book 332, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **405 Patterson Street, 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 January 31, 2011.

Davidson County DEEDWARR
Recvd: 01/31/11 15:23 2 pgs
Fees:13.00 Taxes:158.73
20110131-0008619

James C. Frazier Jr.

Renetta Joy Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Clifford Frazier, Jr. and Renetta Joy Frazier** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 31, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY