WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120036176 DEEDWARR
Recvd: 05/17/12 08:16 2 pgs
Fees:13.00 Taxes:2275.50
20120517-0042551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff P. Black	New Owner	
(NAME) 10 Liberty Street, Apt. 16F	(NAME)	158-07-17.00
(ADDRESS) New York, NY 10005	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RICHARD A. FRAZIER AND WIFE, VICTORIA RAMBO FRAZIER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF P. BLACK AND MADHURI J. BLACK,** HUSBAND AND WIFE, 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 Davidson County, Tennessee and being Lot No. 2 on the Plan of Forrest Trails Subdivision, as of record in Plat Book 3700, Pages 24 and 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard A. Frazier and wife, Victoria Rambo Frazier by deed from Edgar M. Rothschild, III and wife Cynthia M. Rothschild , dated 10/16/2003 and filed of record in Instrument No. 20031020-0154979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 pages 24 and 25, said Register's Office, which Plan shows a 125 foot minimum building setback line from Cromwell Drive, a 10 foot easement for public utility and drainage purposes along the westerly portion of the southerly line, a 10 foot easement for bridle purposes along the rear line of said lot, a 15 foot C.M.P. lot entrance culvert along the front portion of said lot, 2.5 by 30 foot utility anchor easements located on the northeasterly and southeasterly front corners of said lot and the following notes on said Plat: "Horseback riding permitted within shaded Bridle Easement Only." The Plat notes also include side and rear yard setback requirements.

unimproved ☐

This is improved ☒ property, known as 1841 Cromwell Drive, Nashville, TN 37215

(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 16TH day of May, 2012.

Richard A. Frazier

Victoria Rambo Frazier

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Frazier and Victoria Rambo Frazier , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH day of May, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015