BILL GARRETT, Davidson County
Trans:T20130035472 DEEDWARR
Recvd: 04/30/13 11:02 2 pgs
Fees:13.00 Taxes:1809.30

20130430-0042967

File No. 130355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clyde S. Brooks and Sarah E. Gates	Farmington Financial Group, LLC	093-13-0D-118.00 CO
(NAME)	(NAME)	
700 12th Avenue South Unit 1209	2002 Richard Jones Rd., Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Allen Frazier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde S. Brooks and Sarah E. Gates, 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, being Unit No. R 1209, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Allen Frazier, by Quitclaim Deed from Victoria Rambo Frazier, pursuant to the Divorce Decree and Marital Dissolution Agreement in that certain case style Victoria Rambo Frazier v. Richard Allen Frazier, Civil Action No. 10D-1217, 4th Circuit Court of Davidson County, Tennessee, dated 7/6/12 and recorded 7/24/12 in Instrument No. 20120724-0065118; and being the same property previously conveyed to Richard A. Frazier, unmarried, by Warranty Deed from CJUF II Terrazzo, LLC, dated 3/18/11 and recorded 3/21/11 in Instrument No. 20110321-0021627, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418; HOA Charter of record in Instrument No. 20090828-0080937 and Instrument No. 20081223-0122305; Sanitary Sewers Easement of record in Instrument No. 20060615-0071498; Grant of Easement to Comcast of record in Instrument No. 20120521-0043895; Stormwater Detention Agreement of record in Instrument No. 20060615-0071504; Easement of record in Book 4643, Page 498; and all existing easements and all matters shown on plat of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

File No. 130355

unimproved ☐

This is improved ☒ property, known as 700 12th Avenue South Unit 1209, Nashville, TN 37203

(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 my hand this 26th day of April, 2013.

Richard Allen 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 Allen Frazier, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016