This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $276,500.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 28th day of June, 2013.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan C. Frazer 7500 Watervale Drive Nashville, TN 37221	5/3 Mortgage Co. 5001 Kingsley Dr. Mail Drop 1MOCBQ Cincinnati, OH 45227	12616A-307 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL TROY LANNOM AND WIFE, KELLI LANNOM, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRYAN C. FRAZER AND BETH FRAZER, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the plan of Riverwalk, Phase 2A, Section 2, of record in Instrument No. 20031014-0151984, Register's Office for said County, to which plan reference id hereby made for a more complete desciption.

Being the same property conveyed to Michael Troy Lannom and wife, Kelli Lannom, by deed from The Craig Company, dated January 31, 2006, of record in Instrument No. 20060206-0014357, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 7500 Watervale Drive, Nashville, TN 37221/ 6212River Valley Dr., Nashville, TN 37221

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of June, 2013.

Michael Troy Lannom

Kelli Lannom

BILL GARRETT, Davidson County
Trans:T20130056120 DEEDWARR
Recvd: 07/02/13 10:14 2 pgs
Fees:13.00 Taxes:1023.05
20130702-0068121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Troy Lannom and Kelli Lannom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2013.

My commission expires: 9/9/14

Notary Public

