RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013.

Notary Public

My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW B FRAZIER	**SUMNER BANK & TRUST**	**05313016000**
611 BRENTMEADOW CIRCLE	**240 WEST BROADWAY**	
MADISON, TN 37115	**GALLATIN, TN 37066**	

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 ACKNOWLEDGE, WE,

JAMES RAY EMERY and CHERYL LEE SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW B FRAZIER and KATIE M FRAZIER, 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 the 10th Civil District being Lot No. 28-"B" on the plan of the Zone Lot Division of [Lot No. 28 on the plan of Kimbolton, Phase 1, recorded in Book 6900 at page 278 in the Register's Office for said County], recorded in Book 6900 at page 986 in said Register's Office.

Said Lot No. 28-"B" fronts 85.50 feet on the southerly margin of Brentmeadow Circle and extends back 200.42 feet on the westerly line, being the line between Lots Nos. 28 and 29 on said plan of Kimbolton, Phase 1, and 187.50 feet on the easterly line, being a twice broken line, to a dead line, measuring 10.00 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY L MCKENNON, UNMARRIED BY WARRANTY DEED FROM PHILLIPS BUILDERS, INC., SUCCESSOR TO RANDALL PHILLIPS BUILDERS, INC., BY MERGER OF RECORD IN BOOK 7298, PAGE 203, DATED 07/19/91 AND RECORDED ON 07/23/91 IN BOOK 8402, PAGE 738, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID DOROTHY L MCKENNON DIED ON MAY 27, 2013 PER CERTIFICATE OF DEATH DATED 06/07/13, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

LEAVING JAMES RAY EMERY AND CHERYL LEE SANDERS AS SOLE HEIRS TO THE PROPERTY PER LAST WILL AND TESTAMENT OF DOROTHY L MCKENNON DATED MAY 2, 1997. ATTACHED AS EXHIBIT A.

BILL GARRETT, Davidson County
Trans:T20130057232 DEEDWARR
Recvd: 07/05/13 09:44 5 pgs
Fees:28.00 Taxes:222.00
20130705-0069529

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 611 BRENTMEADOW CIRCLE, MADISON, TN 37115.

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 in 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/our hand(s) this 2nd day of July, 2013.

James Ray Emery

JAMES RAY EMERY

Cheryl Lee Sanders

CHERYL LEE SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES RAY EMERY and CHERYL LEE SANDERS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHBIT A

LAST WILL AND TESTAMENT

OF

DOROTHY L. McKENNON

I, **DOROTHY L. McKENNON**, a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare, and publish this my Last Will and Testament, hereby revoking all wills and codicils thereto heretofore made by me.

ITEM I: I direct that my Executor, hereinafter named, pay out of the first moneys coming into his hands, all my just debts of every kind and nature, including funeral expenses and the costs of administration of my estate.

ITEM II: I give, devise, and bequeath all of my property of every kind and nature, real, personal, and mixed, and wheresoever the same may be located, to my children, James Ray Emery and Cheryl Lee Sanders, equally, share and share alike.

ITEM III: I nominate and appoint my son, James Ray Emery, as Executor of this my Last Will and Testament, and I direct that no bond be required of him.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, and declared and published it as such, in the presence of witnesses, on this the 2nd day of May, 1997.

Dorothy L. McKennon

DOROTHY L. MCKENNON
Testatrix

The foregoing instrument, consisting of two typewritten pages, this page included, was signed, sealed, published, and declared by the said **DOROTHY L. McKENNON**, the Testatrix, to be her Last Will and Testament, in our sight and presence, and we, at her request, and in her sight and presence, and in the sight and presence of each other, have hereunto subscribed our names as witnesses, in Ashland City, Tennessee, on the day and date above written.

Grace Knox residing at Ashland City, Tenn.

James W. Stinnett, Jr. residing at Ashland City, Tn.

AFFIDAVIT

STATE OF TENNESSEE]
]
COUNTY OF CHEATHAM]

We, the undersigned, being first duly sworn, make oath: that the said **DOROTHY L. McKENNON**, on the 2nd day of May, 1997, declared and signified to us the foregoing instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we, at her request, and in her sight and presence, and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument **DOROTHY L. McKENNON** was more than eighteen (18) years of age, and we believed her to be of sound mind; that we, the undersigned, each being more than eighteen (18) years of age and under no legal disability, now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

Grace Knox
Affiant

James W. Stennett, Jr.
Affiant

Sworn to and subscribed before me
this 2nd day of May, 1997.

Notary Public

My Commission Expires: 4-9-2000

GK:McKENNON.WIL