File Box 9-B

BILL GARRETT, Davidson County
Trans:T20130073869 DEEDWARR
Recvd: 08/27/13 09:59 3 pgs
Fees:18.00 Taxes:2220.00
20130827-0090136

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

My commission expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James W Massey and Margaret Massey	U.S.Bank National Association	**Part of Map\Parcel: 1460005500**
5025 Ragland Drive	16 Ninth Avenue North	
Nashville, TN 37220	Hopkins, MN 55343	

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,

George R. Frazier, Pamela F. Adkisson, Patricia F. Skivanek, Peggy F. Axford and Leigh Ann Hobbs, Devisees of the Thelma R. Frazier Estate and George R. Frazier, as Executor under the Will of Thelma R. Frazier

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

James W. Massey and wife, Margaret C. Massey

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 Lot No. 20 on the Final Plan of Lots 5, 6 & 20, Ragland Estates, of record in Instrument No. 20130816-0086303, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a private utility easement lying across the easterly portion of Lot No. 5, as shown on the plat of record in Instrument No. 20130816-0086303, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles F. Frazier and wife, Thelma M. Frazier, by deed dated July 31, 1959, from Ferriss C. Bailey, Trustee, of record in Book 2928, page 256, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Charles F. Frazier and wife, Thelma R. Frazier, by deed dated January 3, 1962, from Russell Home Builders, a partnership composed of W. P. Russell and R. L. Russell, of record in Book 3316, page 281, Register's Office for Davidson County, Tennessee. Charles F. Frazier died on January 16, 1997. Thelma R. Frazier (one and the same person as Thelma M. Frazier) died on October 17, 2012. Under her will, of record in Docket No. 12P1789, Davidson County Probate Court Clerk's Office, subject property was devised to her children, George R. Frazier, Pamela F. Adkisson, Patricia F. Skrivanek, Peggy F. Axford and Leigh Ann Hobbs.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 5025 Ragland Drive Nashville, TN 37220.

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 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/our hand(s) this 21st day of August, 2013.

EXEC -

George R. Frazier, Executor of Thelma R. Frazier Estate

George R. Frazier, Individually

Pamela F. Adkisson

Patricia F. Skrivanek

Peggy F. Axford

Leigh Ann Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, George R. Frazier, Executor of Thelma R. Frazier Estate and George R. Frazier, individually, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand at office this 21st day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Pamela F. Adkisson, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Patricia F. Skivanek, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Peggy F. Axford, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Leigh Ann Hobbs, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires December 11, 2016

File #: 313073MG

RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027