BILL GARRETT, Davidson County
Trans:T20130088921 DEEDWARR
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Fees:13.00 Taxes:111.00

20131015-0107824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $ 30,000.00 .

Anna-Maria Williams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2013.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN HOWARD M. SKIPWORTH

THIS INSTRUMENT PREPARED BY
Howard M. Skipworth, Attorney, 6408 Clarksville Pike, P.O. Box 489, Joelton, Tennessee 37080

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
Larry Frazer or Anna Maria Williams 306 Fairbanks Road Goodlettsville, Tennessee 37072	Larry Frazer or Anna Maria Williams 306 Fairbanks Road Goodlettsville, Tennessee 37072	Map 29, Par. 401

WARRANTY DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

CLAUDE E. WAIR, JR., OR KARREN L. SCOTT

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LARRY FRAZER OR ANNA MARIA WILLIAMS

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the northerly margin of Bear Hollow Road, said pin being the most southwest corner of herein described tract; Thence leaving said margin N 02°49'20"E, 85.84' to a set iron pin; Thence N 01°37'47"E 885.73' to a set iron pin, said pin being the most southwest corner of tract 7 on the same survey and the most northwest corner of herein described tract; Thence with the southerly line of said tract 7 S 89°59'15"E, 236.09' to a set iron pin, said pin being the most northwest corner of tract 5 on the same survey and the most northeast corner of herein described tract; Thence leaving said tract 7 with the westerly line of said tract 5 S 01°37'47"W, 880.00' to a set iron pin in the northerly margin of previous said Bear Hollow Road; Thence now leaving said tract 5 with said margin and a curve to the right (R= 14,101.51' & L= 257.27'), to the point of beginning containing 5.018 acres.

Being the same property conveyed to CLAUDE E. WAIR or KARREN L. SCOTT, by deed from BOB BASS AND WIFE, ADELE BASS, of record in Instrument Number 20110818-0063904, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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 unemcumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 9th day of October, 2013.

Claude E Wair Jr
CLAUDE E. WAIR, JR.

Karen L Scott
KARREN L. SCOTT

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CLAUDE E. WAIR, JR. and KARREN L. SCOTT, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2013

Howard M Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 9, 2016

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard M. Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080