BILL GARRETT, Davidson County
Trans:T20130104008 DEEDWARR
Recvd: 12/12/13 14:42 2 pgs
Fees:13.00 Taxes:407.00
20131212-0125955

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pantheon Development, LLC	New Owner	
1389 Moonlight Trail		part of 083-10-357.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARY FRAZIER, MARRIED, AS TO THE FEE SIMPLE ESTATE, AND ELIZABETH WRIGHT, UNMARRIED, AS TO A LIFE ESTATE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PANTHEON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 42 on the Map of McEwen Place, of record in Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Elizabeth Wright, a single person by Deed from Olan Mitchell and wife, Mary B. Mitchell of record in Book 9470, Page 814, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on September 21, 1994.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright (reserving unto herself a life estate) of record in Instrument No. 20080722-0074886, Register's Office for Davidson County, Tennessee, dated July 9, 2008 and recorded on July 22, 2008.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright, unmarried of record in Instrument No. 20100212-0011211, Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 12, 2010.

Being a portion of the same property conveyed to Gary Frazier, unmarried, as to the fee simple estate, and Elizabeth Wright, unmarried, as to a life estate by Deed from Gary Frazier, unmarried of record in Instrument No. 20110426-0031912, Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as part of 1821 McEwen Ave (Lot 42), Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2013.

Gary Frazier

Elizabeth Wright by Gary Frazier as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2013, before me personally appeared Gary Frazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Wright as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Elizabeth Wright.

Notary Public

My Commission Expires: 9-9-2014

Linda Sue Frazier, spouse of Gary Frazier, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Linda Sue Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Sue Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014