BILL GARRETT, Davidson County
Trans:T20140037109 DEEDWARR
Recvd: 05/28/14 12:41 2 pgs
Fees:13.00 Taxes:1609.50
20140528-0045753

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14050877

AMY C. SCHLEIER 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: $435,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014.

Notary Public
My Commission Expires: 9-11-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Roe Frazer III 3704 Auburn Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 11612002700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris Walker and Emily L. Walker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Roe Frazer III**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 and the North 45 feet front and 40 feet rear of Lot No. 19, Block "E" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, described as follows: Said lot and part of said lot adjoin and front together 120 feet on the East line of Auburn Lane and run back 155.4 feet on the North line of lot 20 and 159 feet, more or less, on the South line of part of Lot No. 19, to a dead line on which they measure 89.9 feet.

Being the same property conveyed to Chris Walker and Emily L. Walker, husband and wife, as joint tenants by Warranty Deed from Gregory D. Feldman, unmarried, recorded on the 28th day of April, 2009 in Instrument No. 20090428-0038354, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3704 Auburn Lane Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2014.

Chris Walker by Emily L. Walker, his attorney-in-fact attorney-in-fact

Emily L. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily L. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily L. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Chris Walker, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014