Davidson County DEEDWARR
Recvd: 07/28/14 11:13 4 pgs
Fees:22.00 Taxes:0.00
20140728-0066717

True Copy Certification

I, Nonny Sanchez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELISSA NETTLES
Notary Public, State of Texas
My Commission Expires
September 21, 2016

Notary's Signature Melissa Nettles

My Commission Expires: 09-21-2016
Notary' Seal (if on paper)

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Anna-Maria Williams, et al	Anna-Maria Williams, et al	Map/Parcel:
306 Fairbanks Road	306 Fairbanks Road	033 11 0 012.00
Goodlettsville, Tennessee 37072	Goodlettsville, Tennessee 37072	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Anna-Maria Williams, a married woman, who acquired title as unmarried** has this day bargained and sold, and does hereby transfer and convey unto the said **Anna-Maria Williams and Larry F. Frazer, wife and husband, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows: See "Exhibit A"

BEING LOT NO. 27 ON THE PLAN OF BLAIR MANOR, OF RECORD IN PLAT BOOK 3300, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Anna-Maria Williams, unmarried by Deed from Gary Benson Gupton and Lary Venson Gupton, all the heirs-at-law of Sue S. Gupton, deceased of record in Document No. 20001005-0099176, said Register's Office.

The express purpose of this conveyance is to Add spouse.

This is unimproved ( ) property known as 306 Fairbanks Road, Goodlettsville, Tennessee 37072
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 16th day of July, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anna-Maria Williams

Anna-Maria Williams

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) ss

Personally appeared before me, DOROTHY A. HARDISON, a Notary Public in and for said County and State, **Anna-Maria Williams** the within named bargain or, individual(s), 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.

Given under my hand and official seal of office at NASHVILLE TN this 16th day of July A.D., 2014.

NOTARY STAMP/SEAL

DOROTHY A HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2016

NOTARY PUBLIC
Notary Commission Expires: July 5th 2016

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (4).

Subscribed and sworn to before me this the 16th day of July, 2014.

[Affix Seal]

Anna-Maria Williams

Affiant

Notary Public

My Commission Expires: July 5th 2016

DOROTHY A HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2016

EXHIBIT A

Legal Description

R-1403-TN-1589870

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:TO-WIT:

BEING LOT NO. 27 ON THE PLAN OF BLAIR MANOR, OF RECORD IN PLAT BOOK 3300, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

033 11 0 012.00

Being Property Conveyed by Deed from Gary Benson Gupton and Lary Venson Gupton, all the heirs-at-law of Sue S. Gupton, deceased to Anna-Maria Williams, unmarried, recorded October 5, 2000, in Instrument No. 20001005-0099176, Davidson County, Tennessee.