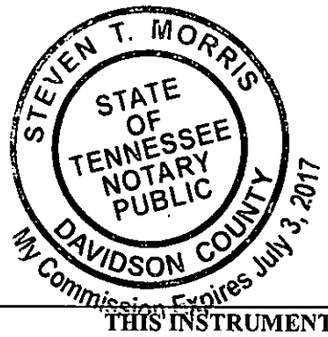
BILL GARRETT, Davidson County
Trans:T20140090966 DEEDWARR
Recvd: 12/04/14 14:34 2 pgs
Fees:13.00 Taxes:472.01
20141204-0111334

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $127,570.00. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2014 Notary Public My commission expires: 7-3-17

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:
Phillip Evan Moss Teresa Moss		
1226 Currey Road	New Owners	12000008200
Nashville, TN 37217		

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, **FRELEN E. FRAZIER, JR., PHILLIP A. FRAZIER, TONNYA A. CHASSE AND KATHLEEN G. PENNINGTON***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP EVAN MOSS AND TERESA MOSS, HUSBAND AND WIFE**, 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 situated in Davidson County, Tennessee, being Lot No. 6 on an unrecorded Subdivision of Lots Nos 1 and 4 of the Ensley Lands, as of record in Plan Book 2, Page 70, Chancery Court at Nashville and more particularly described as follows:

Beginning at a point in the northerly margin of Currey Road, the common corner of Lots 5 and 6; thence with the line between said lots, north 4 degrees 12' east 456 feet to a fence; thence along said fence, south 87 degrees 15' east 150 feet to the common corner of Lots Nos. 6 and 7; thence with the line between said lots, south 4 degrees 12' west 456 feet to the northerly margin of Currey Road; thence along said road, north 87 degrees 15' west 150 feet to the beginning.

Being the same property conveyed to Freeland F. Frazier and wife, Ollie Mae Frazier by Warranty deed from J. Kirby Carter and Willie Sue Carter of record in Book 3853, page 798, Register's Office for Davidson County, Tennessee, dated January 22, 1965 and recorded on January25, 1965. (Value or consideration shown in aforementioned deed $16,500.00.) Being also known as 1226 Currey Road Nashville, TN 37217.

Ollie Mae Campbell Frazier died January 13, 2013 her last will and testament probated at Docket No. 13p235. Devisees under the will are Frelen E. Frazier, Jr., Phillip A. Frazier, Tonnya A. Chasse and Kathleen G. Pennington.

*PROPERTY IS NOT THE RESIDENCE OF ANY SELLER OR SPOUSE

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 1226 Currey Road, Nashville, TN 37217.

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 2nd day of December, 2014.

Frelen E. Frazier, Jr.

Phillip A. Frazier

Tonnya A. Chasse

Kathleen G. Pennington by Frelen E. Frazier, Jr., her attorney in fact

The Estate of Ollie Mae Frazier

Frelen E. Frazier, Jr., Executor

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 Frelen E. Frazier, Jr., Phillip A. Frazier and Tonnya A. Chasse, 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 2nd day of December, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

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 Frelen E. Frazier, Jr., attorney in fact for Kathleen G. Pennington and Executor of the estate of Ollie Mae 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 2nd day of December, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public