BILL GARRETT, Davidson County
Trans:T20150005638 DEEDWARR
Recvd: 01/23/15 08:59 2 pgs
Fees:13.00 Taxes:92.50
20150123-0006582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Patricia Diane Frazier
Affiant

Subscribed and sworn to before me, this 22ND DAY OF JANUARY, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Patricia Diane Frazier, unmarried	Same as new owner	03000020700
	(NAME)	
605 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Randall and Sheila Randall Wood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia Diane Frazier, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF BEAR HOLLOW ROAD AND IN JAMES D. FOSTER'S WEST LINE; THENCE WITH FOSTER'S WEST LINE SOUTH 2 DEGREES 28' 08" WEST CROSSING BEAR HOLLOW CREEK 319.9 FEET TO A POINT FOSTER'S SOUTHWEST CORNER; THENCE WITH FOSTER'S SOUTH LINE, SOUTH 86 DEGREES 52' 20" EAST 187.53 FEET TO A CORNER FENCE POST ; THENCE WITH A FENCE SOUTH 2 DEGREES 28' 08" WEST 198.27 FEET TO A POINT; THENCE NORTH 86 DEGREES 52' 20" WEST 591.18 FEET TO A POINT; THENCE NORTH 2 DEGREES 28' 08" EAST CROSSING BACK ACROSS BEAR HOLLOW CREEK 377.33 FEET TO A POINT IN THE SOUTH MARGIN OF SAID ROAD; THENCE WITH THE SOUTH MARGIN OF SAID ROAD NORTH 73 DEGREES 49' 21" EAST 425.98 FEET, CONTAINING 5 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF RANDOLPH L. CHAPDELAINE, TENNESSEE NO. 1444, DATED MAY 12, 1986.

BEING THE SAME PROPERTY CONVEYED TO JAMES RANDALL AND WIFE, SHEILA RANDALL, BY DEED FROM KEN CORNELIUS AND WIFE, VICTORIA CORNELIUS, OF RECORD BY INSTRUMENT NO. 20040220-0019852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES RANDALL AND SHEILA RANDALL HAVING SINCE DIVORCED. THE SAID SHEILA RANDALL HAVING SINCE MARRIED AND IS NOW KNOWN AS SHEILA RANDALL WOOD.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 3717 Bear Hollow Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

WARRANTY DEED
(Continued)

forever defend the title to the said land to the said 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 my/our hand(s) this 22nd day of January, 2015.

James Randall

Sheila Randall Wood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Randall and Sheila Randall Wood, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072