BILL GARRETT, Davidson County
Trans:T20150010646 DEEDWARR
Recvd: 02/11/15 10:15 2 pgs
Fees:13.00 Taxes:1330.24
20150211-0012631

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $359,525.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2015

Notary Public

My commission expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gayron Lytle	**New Owner**	**146-10-0-080.00 (LOT 6)**
9123 Old Smyrna Rd.	**SAME**	
Brentwood, TN 37027	**SAME**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

George R. Frazier and Pamela F. Adkisson and Leigh Ann Hobbs and Peggy F. Axford and Patricia F. Skrivanek, Devisees of the Thelma R. Frazier Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gayron Lytle and Naomi Lytle, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 5** on the Plan of Final Plat, Lots 5, 6 & 20, Ragland Estate of record in Plat at Instrument No. 20130816-0086303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Charles F. Frazier and wife, Thelma M. Frazier by Warranty Deed from Ferriss C. Bailey, Trustee of record in Book 2928, page 256, Register's Office for Davidson County, Tennessee, dated 7/31/1959 recorded on 8/4/1959 (as to Lots 6 & 20 together with a perpetual easement).
Being the same property conveyed to Charles F. Frazier and wife, Thelma R. Frazier by Warranty Deed from Russell Home Builders, a partnership composed of W. P. Russell and R. L. Russell, of record in Book 3316, page 281, Register's Office for Davidson County, Tennessee, dated 01/03/1962 recorded on 01/03/1962 (as to Lot 5 together with a perpetual easement). The said Charles F. Frazier having since died in 1997 vesting fee simple title in the wife, Thelma M. Frazier.
Thelma M. Frazier aka Thelma R. Frazier died 10-17-2012, her estate being administered through Davidson County Probate Court, Docket # 12P1789. Per Item 4 of the Last Will and Testament of Thelma R. Frazier, her real estate being part of her estate and distributed to her children, George R. Frazier (1/5), Pamela F. Adkisson (1/5), Patricia F. Skrivanek (1/5), Peggy F. Axford (1/5) and Leigh Ann Hobbs (1/5).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 2663, Page 104 and Plat of record in Instrument No. 20130816-0086303, Register's Office for Davidson County, Tennessee.
A perpetual easement for driveway purposes, use for a lawn, with rights to enclose same with and maintain a fence not inconsistent with the City of Oak Hill Zoning Ordinances and recorded restrictive covenants, crossing the southeast corner of Lot No. 7 as set out in Deed Book 2928, page 256, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5024 Franklin Road LOT 5 , Nashville, TN 37220.

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 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 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 9th day of February, 2015.

George R. Frazier

Pamela F. Adkisson

Leigh Ann Hobbs

Peggy F. Axford

Patricia F. Skrivanek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R. Frazier, Pamela F. Adkisson, Leigh Ann Hobbs, and Patricia F. Skrivanek , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at this 9th day of February, 2015.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expire: 9-5-2016

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy F. Axford with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at this 9th day of February, 2015.

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

My Commission Expires: 3-3-15