G#27135-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034821 DEEDWARR
Recvd: 05/06/15 09:23 2 pgs
Fees:13.00 Taxes:111.00
20150506-0041216

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00.**

Peggy Newman
Affiant

Subscribed and sworn to before me, this the 29th day of April, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peggy Newman	**"New Owner"**	**07213035300**
P.O. BOX 158674		
Nashville, TN 37215		

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

Michael G. Frazier and wife, Tina C. Frazier

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

Peggy Newman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 20th Judicial District of Davidson County, Tennessee, described as follows:

BEING the southerly 47-1/2 feet of Lot No. 24 and the northerly 20 feet of Lot No. 25 in the Nashville Trust Co.'s Subdivision of the Tim H. Moore's Subdivision, as of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee.

SAID property being further described according to a Boundary Survey dated April 15, 2015, prepared by Delle Land Surveying, Steven D. Delle, Tennessee RLS No. 1710, as follows:

BEGINNING at a point in the western margin of Laurent Street (formerly Kline Avenue) at the Northeast corner of Lot No. 25 on the Plan of Nashville Trust Co.'s Subdivision of the Tim H. Moore's Subdivision as of record in Book 843, Page 79, said Register's Office; thence, southerly along the western margin of Laurent Street, South 11° 40' 10" West, a distance of 20.00 feet to a point, being the Southeast corner of the described tract; thence, North 82° 59' 50" West, a distance of 200.00 feet to a point; thence, North 11° 40' 10" East, a distance of 67.50 feet to a point; thence, South 82° 59' 50" East, a distance of 200.00 feet to a point in the western margin of Laurent Street; thence, southerly along the western margin of Laurent Street, South 11° 40' 10" West, a distance of 47.50 feet to the point of BEGINNING.

BEING the same property conveyed to Michael G. Frazier and wife, Tina C. Frazier, by Warranty Deed dated July 26, 2006, from Mary Ann (Nobles) Copeland, unmarried, of record in Instrument No. 20060802-0094168, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Survey dated April 15, 2015, prepared by Delle Land Surveying, Steven D. Delle, Tennessee RLS No. 1710; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **1218 Laurent Street, Nashville, TN 37206**.

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 **4th** day of **May, 2015.**

Michael G. Frazier

Tina C. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael G. Frazier and wife, Tina C. Frazier,** the within named sellers, 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 at Nashville, Tennessee, this **4th** day of **May, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17