FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 3, 2015.** Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

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

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0221**

BILL GARRETT, Davidson County
Trans:T20150044085 DEEDWARR
Recvd: 06/04/15 15:15 2 pgs
Fees:13.00 Taxes:555.00
20150604-0052520

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan O. Gomez Marin	NEW PENN FINANCIAL	**03311001200**
(NAME) **306 Fairbanks Road**	(NAME) 4000 CHEMICAL RD, #200	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) PLYMOUTH MEETING, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Anna-Maria Williams and Larry F. Frazer, wife and husband, as joint tenants with right of survivorship and not as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan O. Gomez Marin, an unmarried individual,** 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:

JOGM

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 and Larry F. Frazer, wife and husband, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Anna-Maria Williams, a married woman, who acquired title as unmarried, recorded July 28, 2014 in Instrument Number 20140728-0066717; and further to Anna-Maria Williams, unmarried by Warranty Deed filed on October 5, 2000 at Instrument Number 20001005-0099175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **306 Fairbanks Road, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **June, 2015**.

Anna-Maria Williams

Anna-Maria Williams

Larry F. Frazier

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Anna-Maria Williams and Larry F. Frazier**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **4th** day of **June, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY