Davidson County DEEDWARR
Recvd: 10/21/15 12:34 2 pgs
Fees:13.00 Taxes:510.60
20151021-0107074

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122
FRN-154411

ADDRESS NEW OWNER:
Melissa Denise Frazier
4869 Peppertree Drive
Antioch, TN 37013-1626

SEND TAX BILL TO:
New Owner

MAP/PARCEL 165-14-0-146-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Barbara D. Ravenscroft,** has this day bargained and sold, and does hereby transfer and convey unto **Melissa Denise Frazier, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section 14, Peppertree Forest of record in Plat Book 7900, Page 501, 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 James M. Ravenscroft, married by warranty deed from Jerry D. Butler and wife, Georgia Butler of record in Book 9067, page 613, Register's Office for Davidson County, Tennessee, dated 08/26/1993 and recorded on 09/02/1993.

The said James M. Ravenscroft died testate on June 13, 2015, and left this property to his wife Barbara D. Ravenscroft by will admitted to Probate to provide Muniment of Title only in case no. 15P-1322 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division. See Will of record in Instrument No. 20150819-0083584, Register's Office for Davidson County, Tennessee, and Order of Probate in Instrument No. 20150819-0083585 of the same Office.

This is improved property known as: **4869 Peppertree Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 501, and restrictions in Book 8911, page 265, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of October, 2015.

Barbara D. Ravenscroft

Barbara D. Ravenscroft

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~Davidson~~ Summit

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Barbara D. Ravenscroft and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this/9th day of October, 2015.

Cindie K. Anderson
Resident Summit County
Notary Public, State of Ohio
My Commission Expires:

Cindie K Anderson

NOTARY PUBLIC

My Commission Expires: 9/30/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$148,500.00~~ $138,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of ~~October, 2015~~.

NOTARY PUBLIC

My Commission Expires: _____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
April 24, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018