BILL GARRETT, Davidson County
Trans:T20150093172 DEEDWARR
Recvd: 11/02/15 13:21 3 pgs
Fees:18.00 Taxes:1067.45
20151102-0111267

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57874

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Frazier Caitlin Frazier 639 Durrett Drive Nashville, TN 37211	New owner

TAX MAP PARCEL NUMBERS: 14710021300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$288,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. William Gregory, Jr., Trustee and Sharon B. Gregory, Trustee of the Sharon and G. William Gregory, Jr., Living Trust dated March 4, 2013,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Frazier and Caitlin Frazier, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of B.J. Homebuilders Subdivision, Section One of record in Book 8250, page 833, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G. William Gregory, Jr., by Warranty Deed from Robert C. Irwin, Jr., and Debra L. Irwin, dated July 19, 2006, recorded on June 6, 2007, of record in Instrument No. 20070606-0067887, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 30, 2013, recorded on January 3, 2014, of record in Instrument No. 20140103-0000865, said Register's Office. Subject property was conveyed to G. William Gregory, Jr., and Sharon B. Gregory, Trustees of the Sharon and G. William Gregory, Jr. Living Trust dated March 4, 2013.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 14710021300. The Plan of record in Book 8250, page 833, said Register's Office, which Plan shows 3.5 foot minimum building set back line from Durrett Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. A common access easement to Lots 6 and 7 which must contain a minimum 32 square foot opening along the front line of said lot. And an easement for the flow of Seven Mile Creek lying across the front portion of said lot, over so much of the premises as may be therein.

This instrument is executed on behalf of Sharon B. Gregory, Trustee by G. William Gregory, Jr. pursuant to a Power of Attorney executed by her on the 24 day of October, 2015, of record in Instrument No. 20151102-0111266, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 639 Durrett Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 2015

G. William Gregory Trustee
G. William Gregory, Jr., Trustee

Sharon B Gregory trustee by G William Gregory Trustee as Attorney in fact
Sharon B. Gregory, Trustee by G. William Gregory, Jr., as Attorney-In-Fact

State of ~~Tennessee~~ SC
County of ~~Davidson~~ York

On this 28th day of October, 2015, before me the undersigned authority, personally appeared **G. William Gregory, Jr., Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 30th 2020

ANGELA D NEWELL NOTARY PUBLIC COMM. EXP APRIL 30, 2020 SOUTH CAROLINA

State of ~~Tennessee~~ SC
County of ~~Davidson~~ York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **G. William Gregory, Jr.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sharon B. Gregory, Trustee**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2015.

Notary

My Commission Expires: April 30th 2020

ANGELA D NEWELL NOTARY PUBLIC COMM. EXP APRIL 30, 2020 SOUTH CAROLINA

State of ~~Tennessee~~ SC
County of ~~Davidson~~ York

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $288,500.00.

G William Gregory Affiant
Affiant

Sworn and subscribed before me this 28th day of October, 2015.

Notary

My Commission Expires: April 30th 2020

ANGELA D NEWELL NOTARY PUBLIC COMM. EXP APRIL 30, 2020 SOUTH CAROLINA

EXHIBIT "A"
To
Warranty Deed

FROM: G. William Gregory, Jr., Trustee and Sharon B. Gregory, Trustee

TO: Steven Frazier and Caitlin Frazier

State of ~~Tennessee~~ SC
County of ~~Davidson~~ York

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

G. William Gregory Affiant

G. William Gregory, Jr., Affiant

Sworn to and subscribed before me this 28th day of October, 2015.

Notary Public

My Commission Expires: April 30th 2020

ANGELA D NEWELL NOTARY PUBLIC COMM. EXP. APRIL 30, 2020 SOUTH CAROLINA