This Instrument Prepared By:
JOHN R. PHILLIPS, JR.
117 EAST MAIN STREET
GALLATIN, TN 37066
(615) 452-8030

ADDRESS OF NEW OWNER(S)

TERRY & RACHEL FRAZER
Post Office Box 1069
Hendersonville, TN 37077

SEND TAX BILLS TO:

Same

MAP and PARCEL: 043 05 0 153.00 and 043 05 0 155.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095210 DEEDWARR
Recvd: 11/09/15 10:28 3 pgs
Fees:18.00 Taxes:171.68
20151109-0113696

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For good and valuable consideration, the receipt of which is hereby acknowledged, we, CODY L. ROTHWELL and wife, JENNIFER C. ROTHWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERRY FRAZIER and wife, RACHEL FRAZIER, hereinafter called the Grantees, their heirs and assigns, forever, certain parcel of land located in Davidson County, State of Tennessee, with the corporate limits of the City of Madison, and being described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 12 and 14 of Block A on the Map of Crestview Estates, of record in Book 843, Page 81, Register's Office for said County.
>
> Said Lots adjoin and front together 303 feet on the westerly side of Brooks Avenue and run back between lines, 156.2 feet on the northerly line of Lot No. 12 and 157.4 feet on the southerly line of Lot No. 14, to a dead line on which they measure 303 feet.
>
> Being a portion of the same property conveyed to Cody L. Rothwell and wife, Jennifer C. Rothwell, by Warranty Deed from Christi Renee Alexander, Successor of the Sapp Trust dated March 16, 2000 recorded on February 4, 2014 in Instrument No. 20140204-0009610 in the Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

GRANTORS covenant that GRANTORS are lawfully seized and possessed of said real estate, have full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and GRANTORS will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is further subject to any and all existing encumbrances, easements, and restrictive covenants of record.

IN WITNESS WHEREOF, the GRANTORS have signed and sealed this deed, the day and year below written.

EXECUTED this the 14th day of October, 2015.

CODY L. ROTHWELL

JENNIFER C. ROTHWELL

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named CODY L. ROTHWELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of October, 2015.

SUSAN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

NOTARY PUBLIC

07-24-2019
COMMISSION EXPIRATION

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named JENNIFER C. ROTHWELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of October, 2015.

SUSAN DIAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Susan Dias
NOTARY PUBLIC

09-24-2019
COMMISSION EXPIRATION

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 46,400.
Subscribed and sworn before me this the 14 day of ~~October~~, 2015.

Jennifer Rothwell
Affiant

My commission expires: 7-19-16

SANDRA S. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sandra Garrett
Notary Public