| RECORDING INFORMATION |
|---|
| Davidson County DEEDWARR<br>Recvd: 11/10/15 13:41 3 pgs<br>Fees:18.00 Taxes:773.30<br>20151110-0114444 |

**This Instrument Prepared By:**
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012196

**MAP - PARCEL NO: 121-00-0-182.00**

**Send Tax Statements To:**
Freedom Mortgage Corp
907 Pleasant Valley Ave
Ste. 3
Mt. Laurel, NJ 08504

**Name/Address New Owner:**
Barbara A. Frazier
1730 Reynolds Rd.
Nashville, TN 37217

**Name of Mortgagee:**
Freedom Mortgage Corp.
907 Pleasant Valley Ave
Suite 3
Mt. Laurel, NJ 08054

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KATHARINE RUTH PACHACHI, married,** have bargained and sold and by these presents do transfer and convey unto **BARBARA A. FRAZIER, a married woman,** her heirs and assigns forever, the following described property, to wit:

**Land in the 2nd Civil District of Davidson County, Tennessee, including "Reserved Parcel" on the Casey Subdivision, of record in Book 5800, page 114, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl & Company, P.C., dated March 7, 1984, as follows:**

**Beginning at a point in the south margin of Reynolds Road, said point being the northeast corner of said "Reserved Parcel"; thence with the meanders of Reynolds Road, in a westwardly and southwardly direction, 380 feet, more or less, to a point in the east margin of Reynolds Road; thence eastwardly 279 feet, more or less, to a point; thence South 10 degrees 11' 36" West 174.63 feet to a point; thence South 9 degrees 26' 38" West 99.46 feet to a point; thence South 7 degrees 05' 25" West 104.45 feet to a point; thence South 5 degrees 26' 08" West 101.05 feet to a point; thence North 18 degrees 33' 17" East 502.98 feet to a point; thence North 82 degrees 06' 03" West 89.82 feet to a point; thence North 5 degrees 21' 27" East 73.06 feet to a point; thence North 2 degrees 10' 50" West 129.44 feet to a point of beginning.**

**Being the same property conveyed to Katharine Ruth Pachachi, married woman, by warranty deed from Carra M.A. Cole, of record in Instrument No. 20150401-0027936, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 1730 Reynolds Road, Nashville, TN 37217.**

**TO HAVE AND TO HOLD** said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

**AND I DO COVENANT** with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the plan of record in Plat Book 5800, page 114, Register's Office for Davidson County, Tennessee.
3. Land Use Restriction Agreement of record in Book 9585, page 518, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

**SHAKER N. PACHACHI,** husband of **KATHARINE RUTH PACHACHI,** joins in the this conveyance to convey all his right, title and interest he may have in the subject property by virtue of his marriage to **KATHARINE RUTH PACHACI.**

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this the 2nd day of October, 2015.

**KATHARINE RUTH PACHACHI**

Shaker N Pachachi
**SHAKER N. PACHACHI**

Attorney in Fact

**By:** _____
**KATHARINE RUTH PACHACI, Attorney in Fact, of record in Book _____, page _____, RODC, TN.**

20151110-0114443

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHARINE RUTH PACHACHI**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, on this 2nd day of October, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 2nd day of October, 2015, before me personally appeared **KATHARINE RUTH PACHACHI,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **SHAKER N. PACHACHI,** and who acknowledged that she executed the same as the free act and deed of **SHAKER N. PACHACHI.**

**WITNESS** my hand and seal, at office, on this 2nd day of October, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**I CERTIFY** that the actual consideration or value, whichever is greater, for this transfer is the sum of **$209,000.00**.

Affiant

**SWORN TO** and subscribed before me on this 2 day of October, 2015.

My Commission Expires:
12-17-18

Notary Public

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

## True Copy Certification

I, Anne-Marie English, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A English
Signature

State of TN

County of Williamson

Personally appeared before me, Laura Shoun, a notary public for this county and state, Anne-Marie English who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/24/2026
Notary' Seal (if on paper)

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY