WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/15 08:54 2 pgs
Fees:13.00 Taxes:399.97
20151116-0115809

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $108,100.00.

Affiant

Subscribed and sworn to before me this 13th day of November 2015

Notary Public
My Commission expires: 1-11-17

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Ghee	Franklin American Mortgage Company	096-15-0-055.00
3103 Boulder Park Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37214	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janet Frazier,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Ghee,** an unmarried man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hickory Bend, Section III, as of record in Book 3600, Page 42, Register's Office for said County.

Said Lot fronts 80 feet on the southerly side of Boulder Park Drive and extends back 141.4 feet on the westerly line and 226.2 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 143.36 feet.

Being the same property conveyed to Corlew C. Bowden and wife, Pauline L. Bowden from McClure and Banning, a partnership composed of M.A. Banning and Lewis McClure by Warranty Deed on April 5, 1965, of record in Book 3878, Page 508, Register's Office for Davidson County, Tennessee.

Corlew C. Bowden having deceased on January 20, 1994 and Pauline L. Bowden having deceased on September 2, 2014 leaving Janet Bowden Frazier as the only heir at law. Affidavit of Heirship stating that Janet Frazier has free and clear title to the property dated November 13, 2015, of record in Instrument # 20151116-0115808, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 for County and subsequent years, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3642, Page 478, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3103 Boulder Park Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this November 13, 2015.

Janet Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janet Frazier** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 13, 2015

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.