BILL GARRETT, Davidson County
Trans:T20150109463 DEEDWARR
Recvd: 12/29/15 10:37 2 pgs
Fees:13.00 Taxes:290.45
20151229-0130444

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,500.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2015.

Notary Public

My commission expires: 3/27/18

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Annette Frazier	**New Owner**	**Map/Parcel: 108-03-0-070.00**
3065 Casa Drive	"	
Nashville, TN 37214	"	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Tammi L. Edwards, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annette Frazier, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52-A on the plan of zone lot division, Lots 49 and 50, a resubdivision of Lots 35 and 42-50, Section five, Patio Villa, Lots 51-53, Section five, Patio Villa of record in Plat Book 6250, Page 451, amending Book 5200, Page 633, Register's Office for ~~Williamson~~ Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tammi Edwards, single, by Warranty Deed, from John E. Glenn, married, dated April 28, 2000, of record in Instrument No. 20000515-0048742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 633 and Book 6250, Page 451, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6199, Page 70 and Book 7266, Page 827, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 6031, Page 493, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6021, Page 914, Book 6165, Page 747 and Book 6021, Page 843, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 6021, Page 919 and Book 6165, Page 742, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 6155, Page 234, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3065 Casa Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 18th day of December, 2015.

Tammi L. Edwards

Tammi L. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tammi L. Edwards, a single woman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150652JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027