BILL GARRETT, Davidson County
Trans:T20160006573 DEEDWARR
Recvd: 01/26/16 08:50 2 pgs
Fees:13.00 Taxes:740.28
20160126-0007215

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,077.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2016.

Notary Public

My commission expires: June 19, 2018
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica L. Frazier **James R. Frazier**		**Map 126-15-0-B Parcel 171-00co**
7008 Lexington Point	New owner	
Nashville, TN 37221		

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

Nancy Mee Yin Luong, now known as Nancy Luong Kendall, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica L. Frazier and James R. Frazier, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 171, on the Plan of Lexington Point Subdivision, Section One, of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nancy Mee Yin Luong by Deed dated November 30, 2011 from Michelle C. Young, an unmarried person, of record in Instrument No. 20111202-0094001, Register's Office for Davidson County, Tennessee. Nancy Mee Yin Luong has since married and is now known as Nancy Luong Kendall.

John Daniel Kendall, spouse of the above named Nancy Luong Kendall, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Nancy Mee Yin Luong n/k/a Nancy Luong Kendall, pursuant to a Power of Attorney executed by same on the 2nd day of January, 2016, of record in Instrument No. 20160126-0007213, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John Daniel Kendall, pursuant to a Power of Attorney executed by same on the ____ day of January, 2016, of record in Instrument No. 20160126-0007214, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: 1) The Plan of record as shown in Instrument No. 20000830-0085624, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Lexington Point, of record in Instrument No. 20001018-0103445, Instrument No. 20020214-0019764 and Instrument No. 20010522-0052909, Register's Office for Davidson County, Tennessee. 3) Amendment to By-Laws of Lexington Point Homeowners' Association, Inc. of record in Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee. 4) Dedication for common areas to Lexington Point Homeowners' Association, Inc., of record in Instrument No. 20150123-0006862, said Register's Office. 5) Charter of Lexington Point Homeowners' Association, Inc. filed of record in Instrument No. 20001020-0104424, said Register's Office. 6) Ingress/Egress Easement reserved in Book 11669, Page 837, said Register's Office. 7) Easement conveyed to Bellsouth Telecommunications of record in Instrument No. 20010329-0030190, said Register's Office. 8) Taxes for the current year which have been prorated and assumed by the grantees herein. 9)

This is improved (__X__) Unimproved (____) property, known as **7008 Lexington Point, Nashville, TN 37221**

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, unless 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 21st day of January, 2016.

Nancy Mee Yin Luong
By: John, Atty in Fact

Nancy Mee Yin Luong n/k/a Nancy Luong Kendall
by John T. Cook, Attorney-in-Fact

John Daniel Kendall By: John Atty in Fact

John Daniel Kendall by John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named **John T Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Nancy Mee Yin Luong, now known as Nancy Luong Kendall, and John Daniel Kendall** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Nancy Mee Yin Luong, now known as Nancy Luong Kendall, and John Daniel Kendall**, for the purpose therein contained, by signing the name of **Nancy Mee Yin Luong, now known as Nancy Luong Kendall, and John Daniel Kendall,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, **2016.**

Anna Agee
Notary Public

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-18