WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012426 DEEDWARR
Recvd: 02/16/16 10:58 2 pgs
Fees:13.00 Taxes:2664.00
20160216-0014222

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Young Paik and Bonnie Paik	NEW OWNER	145 10 0 059.00
(NAME)	(NAME)	
1328 Otter Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard A. Frazier and Anna Kathryne Iversen Frazier (f/k/a Anna Kathryne Iversen), husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Young Paik and Bonnie Paik, husband and wife,** 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. A on the Plan of Subdivision of The Salant Property of record in Plat Book 4060, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This property is conveyed subject to a permanent easement for ingress and egress, created for the benefit of the present and future owners of Tract B on said Plan of record in Book 4060, page 100, the said easement comprising the westerly 20 feet of Tract A and described as follows: Beginning on the northerly margin of Otter Creek Road at the corner of Tract A and Tract B; thence, with the line between said two Tracts, north 12°09' east 296.81 feet to an iron pin; thence south 85°17' east 20 feet; thence south 12°09' west 296.81 feet to the northerly margin of Otter Creek Road; thence with the same north 85°17' west 20 feet to the beginning.

BEING the same property conveyed to Richard A. Frazier, unmarried, and Anna Kathryne Iversen, unmarried, by Warranty Deed from Nathan A. Murrell and Lindsey G. Murrell, husband and wife, dated 4/8/13 and recorded 4/10/13 in Instrument No. 20130410-0035256, in the Register's Office of Davidson County, Tennessee. The said Anna Kathryne Iversen is now known as Anna Kathryne Iversen Frazier.

unimproved ☐

This is improved ☑ property, known as 1328 Otter Creek Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 11th day of February, 2016.

Richard A. Frazier

Anna Kathryne Iversen Frazier

State of Tennessee
County of Davidson

Personally appeared before me Richard A. Frazier and Anna Kathryne Iversen Frazier, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 161429

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016