STATE OF TENNESSEE
COUNTY OF DAVIDSON

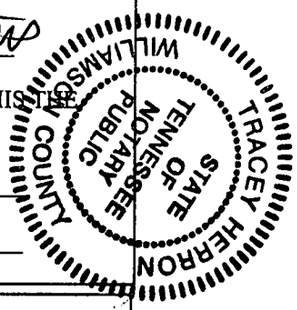
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Catherine Clements
AFFIANT

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

Tracey Herron
NOTARY PUBLIC

My Commission Expires: 5/22/17



THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jamie Christine Frazier and Andrew Chaning Frazier 1938 Neelys Bend Road Madison, TN 37115	Jamie Christine Frazier and Andrew Chaning Frazier 1938 Neelys Bend Road Madison, TN 37115	074-00-0-004.00

BILL GARRETT, Davidson County
Trans:T20160022342 DEEDWARR
Recvd: 03/18/16 11:53 2 pgs
Fees:13.00 Taxes:893.55



20160318-0025902

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

EDWARD LACY MITCHELL, JR. AND MADISON LISA MITCHELL, TENANTS BY THE ENTIRETY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMIE CHRISTINE FRAZIER AND ANDREW CHANING FRAZIER, WIFE AND HUSBAND

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th, formerly the 19th Civil District of said County, being part of Lot No. 1 on the Map of the Hamblen Tract, as of record in Minute Book 6, page 336, County Court for said County, and described partly according to a survey made by Lewis D. Justice, Surveyor, dated March 29, 1952, as follows:

Beginning at the corner of Tracts 1 and 2 of said Hamblen Tract, at the northeast corner of the property conveyed to Frank S. Brent and wife, by deed of record in Book 2139, page 41, Register's Office for said County; thence with Brant's North line, south 58° 45' west 1,591 feet to a point in the east line of a tract conveyed to B.E. Shipman and wife, by deed of record in Book 2089, page 519, said Register's Office; thence with Shipman's line, north 18° 45' west 236 feet to a point, the southwest corner of the property conveyed to Willie F. Jackson and wife by deed of record in Book 2142, page 597, said Register's Office; thence with Jackson's south line, north 58°45'east 1,591 feet to the center line of Neely's bend Road; thence with the center line of the same, south 18° 45' east 236 feet to the beginning.

Included in the above description but excluded from this conveyance is the following description:

Being a tract of land in the 9th Councilmanic District of Davidson County, Tennessee and a portion of that O.N. Williams, et ux, in Deed Book 2293, page 251, Register's Office for Davidson County, TN, more accurately described according to a survey by Tommy E. Walker, TN License No. 1465, dated 01-28-00 as follows:

Beginning at an iron pin at a corner post, said pin being the most southwest corner of Vivian Annette Menees of record in DB 7733, page 891, RODCT, and the most northwest corner to herein described tract; thence generally with a fence and the line of previous said Menees N 68 01'12" E, 665.00' to a set iron pin; thence now leaving said Menees with a new line S 00° 00' 16" E. 243.79' to a set iron pin in a fence; thence with said fence S 68° 08'13" W, 620.43' to an existing corner fence post; thence with a fence N 10° 15' 19" W, 229.60' to the point of beginning, containing 3.327 acres more or less.

Being the same property conveyed to MADISON MARTIN, by deed from DANIEL HALL, of record in Instrument No: 20131227-0130484, dated December 23, 2013, said Register's Office. Further being the same property conveyed to EDWARD LACY MITCHELL, JR. AND MADISON LISA MITCHELL, TENANTS BY THE ENTIRETY, by deed from MADISON LISA MITCHELL F/K/A Madison Lisa Martin AKAMadison Martin , of record in Instrument No. 20150513-0044120, dated May 13, 2015, said Register's Office.

This improved property is known as 1938 Neelys Bend Road, Madison, TN 37115.

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. We do covenant with 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 for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17 day of March, 2016.

Edward Lacy Mitchell

Madison Lisa Mitchell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward Lacy Mitchell, Jr. and Madison Lisa Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of March, 2016

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY