Davidson County DEEDWARR
Recvd: 04/01/16 12:17 2 pgs
Fees:13.00 Taxes:1134.05
20160401-0031082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18

(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

GRN-16118S

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Raby and Bradley Raby, wife and husband	Same as new owner	10207010200
6628 Beacon Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Weisley Frazier, Jr. and Matthew B. Frazier, as Tenants in Common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Raby and Bradley Raby, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 77 ON THE PLAN OF CHARLOTTE PARK, SECTION 26, AS OF RECORD IN PLAT BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WEISLEY FRAZIER, JR. AND MATTHEW B. FRAZIER, BY DEED FROM TRUSTEES FOR THE WEST NASHVILLE CHURCH OF GOD, NOW KNOWN AS JUDAH MINISTRY CENTER, RECORDED IN INSTRUMENT NO. 20150922-0096189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WEISLEY FRAZIER, JR. EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MATTHEW B. FRAZIER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. **20160401-0031081**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYACE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6628 Beacon Lane, Nashville, TN 37209
(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 hand(s) this 30th day of March, 2016.

WARRANTY DEED
(Continued)

Weisley Frazier, Jr.

Matthew B. Frazier

By:
Weisley Frazier, Jr., Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Weisley Frazier, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2016.

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

State of Tennessee
County of Davidson

On this 30th day of March, 2016, before me, a Notary Public, in and for said County and State, personally appeared Weisley Frazier, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew B. Frazier, acknowledged that such person executed the same as the free act and deed of the said Matthew B. Frazier.

Witness my hand and official seal, this the 30th day of March, 2016.

Notary Public

My commission expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018