WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160091899 DEEDWARR
Recvd: 10/18/16 13:54 2 pgs
Fees: 13.00 Taxes: 3145.00
20161018-0110062

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2016-1341

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 4/21/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth A. Davis	JP Morgan Chase	115-04-0-093.00
(NAME)	(NAME)	
700 Darden Place	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbus OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **J. Michael Frazier, unmarried and Deborah J. Fraizer.unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beth A. Davis and Christopher Ehresman, wife and husband,** 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. 156 on the Plan of Hillwood Estates, Section Nine of record in Plat Book 2331, Page 27, amended in Plat Book 2437, Page 619, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Michael Frazier and wife, Deborah J. Frazier by Warranty deed from Howard C. Pomeroy and wife, Edna S. Pomeroy, and J. Michael Frazier and wife, Deborah J. Frazier of record in Instrument No. 20030811-0114625 Register's Office for Davidson County, Tennessee, dated August 08, 2003 and recorded on August 11, 2003. The said J. Michael Frazier and Deborah J. Frazier having since divorced.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Subject to all matters shown on the Plan of record in Plat Book 2331, Page 27, amended in Book 2437, Page 619, Register's Office for Davidson County, Tennessee.

This property, known as 700 Darden Place, Nashville, TN 37205
(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 14th DAY OF Oct, 2016.

J. Michael Frazier

J. Michael Frazier

Deborah J. Frazier

Deborah J. Frazier

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Frazier and Deborah J. Frazier, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of Oct, 2016.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

