# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160106086 DEEDWARR
Recvd: 12/02/16 10:46 2 pgs
Fees: 13.00 Taxes: 138.75

20161202-0126556

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of December, 2016.

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Brandon Jaynes | Brandon Jaynes | Parcel ID: |
| 2532 Medford Campbell Blvd. | 2532 Medford Campbell Blvd. | 04305015300 |
| Murfreesboro, TN 37127 | Murfreesboro, TN 37127 | |

FOR AND IN 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

**Terry Frazier and wife, Rachel Frazier**

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

**Brandon Jaynes , unmarried**

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. 12 of Block A on the Map of Crestview Estates, of record in Book 843, Page 81, Register's Office for said County, to which plat reference is hereby referenced for a more complete description.

BEING the same property conveyed to Terry Frazier and Rachel Frazier by deed from Cody L. Rothwell and Jennifer C. Rothwell, of record in Instrument 20151109-0113696, dated October 14, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 843, Page 81, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X )

This is Improved ( ) property, known as Lot 12, Brooks Avenue, 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, 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 our hands this 1st day of December, 2016.

Terry Frazier

Rachel Frazier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Frazier and Rachel Frazier, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 1st day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

