39B

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170007270 DEEDWARR
Recvd: 01/25/17 13:56 2 pgs
Fees:13.00 Taxes:1306.10
20170125-0008212

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy Beckner and Lisa Beckner 7513 Henderson Drive Nashville, TN 37221	Bank of Tennessee 165 Indian Lake Blvd, Ste 107 Hendersonville, TN 37075	155-08-OE-053.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CONCETTA FRASIER**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **TIMOTHY BECKNER AND LISA BECKNER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Resubdivision Lots 29 & 30, Bellevue Highlands, Phase 2, a Planned Unit Development, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20011128-0130240, to which said plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Arthur A. Frasier and wife, Concetta Frasier, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, of record in Instrument No. 2002050-0055823, recorded on 5/7/2002, re-recorded in Instrument No. 20020507-0055823, recorded on 10/23/2002, Register's Office for Davidson County, Tennessee. Arthur A. Frasier is now deceased leaving Concetta Frasier as the surviving Tenant by the Entirety.

This is improved property known as **7513 Henderson Drive, Nashville, Tennessee 37221 .**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **18th** day of **January, 2017**:

Concetta Frasier
Concetta Frasier

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 **CONCETTA FRASIER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of January, 2017:

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $353,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2017:

Notary Public

My Commission Expires: 5/8/18

POSTON-WILLIAMSON ANGELA Y. DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC