WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

L-FB-17-2

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Frazier	**New Owner**	
(NAME) **1907 Neelys Bend Road**	BILL GARRETT, Davidson County Trans:T20170050633 DEEDWARR Recvd: 06/14/17 09:19 3 pgs Fees:18.00 Taxes:368.15 20170614-0059493	**PART OF 63-32.00**
(ADDRESS) **Madison, TN 37115**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIFTY FORWARD, CONSERVATOR FOR OPAL WILLIAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW FRAZIER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract II of 1733 Neelys Bend Road as described by survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee, dated April 17, 2017.

Part of Map/Parcel 63-32.00

Beginning at an iron pin (new), in the easterly margin of Neelys Bend Road, said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract of land which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (I.N.) 20020410-0043959, RODCT, S 15 degrees 18'42" E, 98.00 feet; thence, S 07 degrees 32'07" E, 197.59 feet, to the point of beginning, the northwest corner of this tract and continuing with a new line, as follows: S 89 degrees 34'00" E, 100.00 feet to an iron pin (new); thence, N 73 degrees 44' 24" E, 52.22 feet to an iron pin (new); thence, 89 degrees 34'00" E, 1407.79 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James L. Forkum, having a deed reference in Deed Book 8152, Page 420, RODCT; thence S 06 degrees 48'34" W, 155.76 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to James W. Forkum; thence with a new line, N 89 degrees 34'00" W, 1551.84 feet to an iron pin (new), in the easterly margin of Neelys Bend Road; thence with the easterly margin of Neelys Bend Road, as follows: N 07 degrees 22' 25" E, 49.48 feet; thence with a curve to the left, having a radius of 730.15 feet, an arc distance of 90.90 feet, and a chord bearing and distance of N 03 degrees 48' 27" E, 90.84 feet, to the point of beginning, containing 5.48 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee, dated April 17, 2017.

The above described tract of land is served by a Subsurface Sewage Disposal System easement, which is described, as follows:

Subsurface Sewage Disposal System Easement

Beginning at an iron pin (new), said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract of land which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (I.N.) 20020410-0043959, RODCT, S 15 degrees 18'42" E, 98.00 feet; thence, S 07 degrees 32'7" E, 197.59 feet; thence, S 03 degrees 48'27" W, 90.84 feet; thence, S 07 degrees 22'25" W, 49.48 feet; thence, S 89 degrees 34'00" E, 100.00 feet; thence N 73 degrees 44' 24" E, 52.22 feet, to the point of beginning, the southwest corner of this easement and continuing with a new line, as follows: N 31 degrees 40'43" E, 57.61 feet; thence, S 87 degrees 45'15" E, 76.86 feet; thence S 02 degrees 14'45" W, 46.85 feet; thence, N 89 degrees 34'00" W, 105.23 feet, to the point of beginning, containing 0.10 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee, dated April 17, 2017.

Being part of the same property conveyed to Opal M. Williams, a single person, a fee simple estate, by Quitclaim Deed from Alvin C. Williams and Opal M. Williams, through Robert L. Jackson, Trustee, recorded October 31, 1986 in Book 7026, Page 390 and further being part of the same property conveyed to Alvin C. Williams and wife, Opal M. Williams, by Warranty Deed from Henry W. or Henry Walker Menees and wife, Estelle or Era Estelle Menees, recorded April 2, 1956 in Book 2498, Page 211, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-2111, FiftyForward was appointed Conservator for Opal M. Williams.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 547, Page 131, Register's Office for Davidson County, Tennessee.
- Greenbelt Assessment Applications of record in Book 9892, Page 556 and Instrument No. 20010214-0014229, Register's Office for Davidson County, Tennessee.

- Subject to all matters set out in survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee, dated April 17, 2017.

- Subject to 2017 property taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **Tract II of 1733 Neelys Bend Road, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JUNE, 2017.

Fifty Forward, Conservator for Opal Williams

BY: Kristen Maloney, Agent for Conservator FiftyForward
Kristen Maloney
Care Team Director

BY: Jacqueline Kutcher, Agent for Conservator FiftyForward
Jacqueline Kutcher
Care Team Care Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM DIRECTOR of FIFTY FORWARD, CONSERVATOR FOR OPAL WILLIAMS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM DIRECTOR.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JACQUELINE KUTCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of FIFTY FORWARD, CONSERVATOR FOR OPAL WILLIAMS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212