BILL GARRETT, Davidson County
Trans:T20170066035 DEEDWARR
Recvd: 08/01/17 14:24 2 pgs
Fees:13.00 Taxes:1590.63
20170801-0078135

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ronald Frazier
805 Cleveland Hall Court
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0A
PARCEL 078.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Generation Builders, LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald Frazier and wife, Trina D. Ondrizek Frazier,** 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. 5 on the Final Plat of Cleveland Hall Subdivision, Phase Five, a Planned Unit Development, as of record in Instrument No. 20120809-0071180, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Generation Builders, LLC, a Tennessee limited liability company by deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated February 2, 2017, of record in Instrument No. 20170206-0012082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, Restrictions, and By-Laws of record in Book 11725, Page 76 as amended in Instrument No. 20050307-0024504; Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, and Instrument No. 20120912-0082762; Charter of Cleveland Hall Homeowners Association, Inc. in Book 11725, Page 70; Permanent Drainage Easement in Book 5763, Page 287; Easement for Ingress and Egress and Public Utilities in Book 7844, Page 249; Easement for drainage and construction in Book 7844, Page 268; Easement for Public Utilities and Drainage in Book 7844, Page's 262 & 272; Easement for Water Line to a Water Tank in Book 7994, Page 167; Deed of Highway Easement from the Nashville and Eastern Railroad Authority of record in Book 8068, Page 524; Stormwater Detention Agreement in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130; Easement conveyed to Bellsouth Telecommunications, Inc. in Book 11720, Page 325; Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee and Cumberland Utility District in Book 8006, Page 677; Conveyance of Common Area to Cleveland Hall Homeowners Association, Inc. in Instrument No. 20130816-0086466; Notice of Completion filed July 18, 2017 in Instrument No. 20170718-0071940; easements, covenants conditions

and all matters and notes as shown on the plan of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **805 Cleveland Hall Court Old Hickory, TN 37138.**

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 28th day of July, 2017.

Generation Builders, LLC
By: Paul A. Klepser, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul A. Klepser as Chief Manager, respectively, of Generation Builders, LLC, 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 and who further acknowledged that Paul A. Klepser is the Chief Manager of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 28th day of July, 2017.

NOTARY PUBLIC

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $429,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of July, 2017.

NOTARY PUBLIC

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

My Commission Expires: _____