Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #17-1213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher B. Clifton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Frazier and Anne Frazier, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Section One Revised, Crieve Hall Estate of record in Plat Book 1835, page 122, 123, 124, 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 Christopher B. Clifton, unmarried by deed from Danielle M. Brown (f/k/a Danielle T. Muse) and husband, Christopher S. Brown, dated May 21, 2010, of record in Instrument No. 20100527-0040997, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5024 Regent Drive, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of August, 2017.

Christopher B. Clifton

Mary Lauren Clifton

BILL GARRETT, Davidson County
Trans:T20170068706 DEEDWARR
Recvd: 08/09/17 08:59 2 pgs
Fees:13.00 Taxes:1387.50
20170809-0081371

State of Tennessee)
County of Davidson)

On this 7th day of August, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher B. Clifton and Mary Lauren Clifton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of August, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:
Brandon Frazier
5024 Regent Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
146-07-0-080.00