WARRANTY DEED

Bill Garrett Davidson County
Batch# 14382 DEEDWARR
10/17/2017 11:20:19 AM 2 pgs
Fees: $13.00 Taxes: $1,429.12

20171017-0106294

File No. RW0003389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise M. Smith	New Owner	147-10-0-213.00
(NAME)	(NAME)	
639 Durrett Dr	5482 Putnam Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	West Louisville, MI 48323	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Steven Frazier and Caitlin Frazier, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise M. Smith,** HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of B.J. Homebuilders Subdivision, Section One of record in Book 8250, Page 833, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Frazier and Caitlin Frazier, husband and wife, by Warranty Deed from G. William Gregory, Jr., Trustee and Sharon B. Gregory, Trustee of the Sharon and G. William Gregory, Jr., Living Trust, dated October 28, 2015, recorded November 2, 2015 in Instrument No. 20151102-0111267.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 639 Durrett Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of October, 2017.

Steven Frazier

Caitlin Frazier

STATE OF ~~MICHIGAN~~ Tennessee RW
COUNTY OF ~~Kalamazoo~~ Davidson RW

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Frazier and Caitlin Frazier, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of October, 2017.

Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RENNA ANN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206