Bill Garrett Davidson County
Batch# 28874 DEEDWARR
11/21/2017 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20171121-0119706

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Nicolette J. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2017

Jennifer Chandler-Cole
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nazarene Jordan Frazier	Nazarene Jordan Frazier	164060A05700
(NAME) 4316 Summercrest Blvd.; Unit 601	(NAME) 301 S. Perimeter Park Drive Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($168,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KENYON A. ECHOLS, HUSBAND AND WIFE PATRICE C. ECHOLS,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
NAZARENE JORDAN 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 Unit No. 57 on the Plan of Autumn Glen, Section 1, a condominium regime of record in Instrument 20020926-0117438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenyon A. Echols and Patrice C. Echols, husband and wife, by deed from Mainstreet Homes, LLC, of record in Instrument 20040122-0008559, dated January 19, 2004, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 1588, page 484, amended in Book 11669, Page 376; Instrument 20010308-0021946; Instrument 20030929-0143614, and amended in Instrument 20101229-0103591, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20020926-0117438, said Register's Office; (3) Ingress and Egress Easement of record in Instrument 20021211-0153095, said Register's Office; (4) Sanitary Sewer Easements of record in Instrument 20020823-0102072 and Instrument 20030923-0140664, said Register's Office; (5) Public Utilities Easement of record in Instrument 20020828-0104004, said Register's Office; (6) Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument 20161230-0137500, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd.; Unit 601, Antioch, TN 37013
(House No.) (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 our hands this 17th day of November, 2017.

Kenyon A. Echols

Patrice C. Echols

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 Kenyon A. Echols and wife Patrice C. Echols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this November 17, 2017.

My Commission Expires: 3/10/18

Notary Public

JANIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2020