Bill Garrett Davidson County
Batch# 53928 DEEDWARR
02/01/2018 02:24:25 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20180201-0010500

ADDRESS NEW OWNER: Jason Jamison
Melissa Jamison
1215 McChesney Ave.
Nashville, TN 37216

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 72-3-63.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jaime Renee Frazier AKA Jamie Renee Frazier, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jason Jamison and Melissa Jamison, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly 1/2 of Lot No. 216, on the Plan of Inglewood Place, as shown by plat of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 216 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Jaime Renee Frazier and husband, Lance Evans Frazier, from Wanda G. Henley Agee and James Agee, Jr., by Deed recorded on February 18, 2003, in Instrument No. 20030218-0020980, Register's Office for Davidson County, Tennessee.

The said Lance Frazier conveyed his interest in the subject property to Jamie Renee Frazier by Deed recorded on July 7, 2006, in Instrument No. 20060707-0081961, said Register's Office.

Jaime Renee Frazier is one and the same person as Jamie Renee Frazier.

This is property with a common address of 1215 McChesney Ave., Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January 2018.

Jaime Renee Frazier AKA Jamie Renee Frazier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jaime Renee Frazier AKA Jamie Renee Frazier, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:

My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $270,000.00.

Affiant

Subscribed and sworn before me this 31st day of January 2018.

Notary Public
My Commission Expires: 7/5/21

ELIZABETH YARBROUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2021

File No. 1801K010