Karen Y Johnson Davidson County
Batch# 145792 DEEDWARR
09/27/2018 09:13:01 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20180927-0095783

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $640,000.00. KCn Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stanton S. Frazer 5301 Lancelot Road Brentwood, TN 37027	NEW OWNER	159 03 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD J. NICKELS and wife, AMY S. NICKELS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STANTON S. FRAZER, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Camelot Acres, Section Two, of record in Book 3700, page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 254.93 feet on the easterly margin of Lancelot Road and extends back 258.9 feet on the southerly line and 184.93 feet on the easterly line to a broken line in the rear, measuring 465.79 feet thereon.

Being the same property conveyed to Richard J. Nickels and wife, Amy S. Nickels, by deed from William A. Zoephel and spouse, Karen D. Zoephel, of record in Instrument No. 20070710-0081939, dated July 9, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 151, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, page 262, said Register's Office.

This is improved property known as: **5301 Lancelot Road, Brentwood, TN 37027.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of September, 2018.

Richard J. Nickels

Amy S. Nickels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard J. Nickels and Amy S. Nickels, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of September, 2018

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Notary Public

My Commission Expires: _____