Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2214

Karen Y Johnson Davidson County
Batch# 158606 DEEDWARR
11/13/2018 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20181113-0111735

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2018

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Henry E. McCall and Joanna S. McCall 1304 Riverside Drive Nashville, TN 37206	New Owner	083-03-0-134.00

WARRANTY DEED

FOR AND IN 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/WE,

Jami Steven Frazier A/K/A Jamie Steven Frazier, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joanna S. McCall, an unmarried person and Henry E. McCall, a married person

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:

"See Exhibit A"

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1304 Riverside Drive, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of October, 2018.

Jami Steven Frazier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jami Steven Frazier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of October, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)



EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 16 on the Map Showing Subdivision for Mrs. Minnie E. Martin Lot 58 and Part 59, Brownsville of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.
Being the same property conveyed to Jamie Steven Frazier, unmarried by Warranty deed from Sheila Jan Vinson and Ernestine Faye Throneberry and Earline Kaye Petty and Sandra Gayle Simmons of record in Instrument No. 20150821-0084602 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 21, 2015.