Karen Y Johnson Davidson County
Batch# 178525 DEEDWARR
12/27/2018 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $436.60
20181227-0125646

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.19.19

(AFFIX SEAL)

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelica Holden and Eric Holden, wife and husband	NEW OWNER (NAME)	
611 Brentmeadow Circle (ADDRESS)	(ADDRESS)	53-13-0-160.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew B. Frazier and Katie M. Frazier, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angelica Holden and Eric Holden, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT BEING LOT NO. 28-"B" ON THE PLAN OF THE ZONE LOT DIVISION OF [LOT NO. 28 ON THE PLAN OF KIMBOLTON, PHASE 1, RECORDED IN BOOK 6900 AT PAGE 278, IN THE REGISTER'S OFFICE FOR SAID COUNTY], RECORDED IN BOOK 6900, AT PAGE 986, IN SAID REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 28-"B" FRONTS 85.50 FEET ON THE SOUTHERLY MARGIN OF BRENTMEADOW CIRCLE AND EXTENDS BACK 200.42 FEET ON THE WESTERLY LINE, BEING THE LINE BETWEEN LOTS NOS. 28 AND 29 ON SAID PLAN OF KIMBOLTON, PHASE I, AND 187.50 FEET ON THE EASTERLY LINE, BEING A TWICE BROKEN LINE, TO A DEAD LINE, MEASURING 10.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW B. FRAZIER AND KATIE M. FRAZIER, HUSBAND AND WIFE, BY WARRANTY DEED FROM JAMES RAY EMERY AND CHERYL LEE SANDERS, OF RECORD IN INSTRUMENT NO. 20130705-0069529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 611 Brentmeadow Circle, Madison, TN 37115
(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/our hand(s) this 20th day of December, 2018.

WARRANTY DEED
(Continued)

Matthew B. Frazier

Katie M. Frazier

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew B. Frazier and Katie M. Frazier, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or 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, this the 20th day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY