Karen Johnson Davidson County
Batch# 193990 DEEDWARR
02/11/2019 10:24:48 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190211-0012623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 4TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Music City Holdings, LLC	SAME (NAME)	
801 River Pass (ADDRESS)	(ADDRESS)	052-12-0-026.00
Madison, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew Frazier and wife, Katie M. Frazier, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Music City Holdings, LLC, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 9 ON THE MAP OF MARLIN MEADOWS SUBDIVISION SECTION III, AS OF RECORD IN PLAT BOOK 2133, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 9 BEGINS AT A POINT IN THE EASTERLY MARGIN OF RIVER PASS, THE COMMON FRONT CORNER OF LOTS NUMBER 9 AND 10; THENCE NORTHEASTERLY ALONG RIVER PASS 109.6 FEET TO A POINT, THE BEGINNING OF A CURVE, THENCE 44.13 FEET AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET TO A POINT IN THE SOUTHERLY MARGIN OF PEELER TRAIL, THENCE SOUTH 46 DEGREES 33 MINUTES EAST 183.64 FEET ALONG PEELER TRAIL TO A POINT; THENCE SOUTH 32 DEGREES 18 MINUTES WEST 98.61 FEET TO A POINT, THE COMMON REAR CORNER OF LOTS NUMBERS 9 AND 10; THENCE 210 FEET IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW FRAZIER BY SPECIAL WARRANTY DEED FROM CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-18, OF RECORD IN INSTRUMENT NO. 20140305-0018544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
KATIE M. FRAZIER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

KATIE M. FRAZIER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MATTHEW FRAZIER A/K/A MATTHEW B. FRAZIER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN RECORD BOOK _____, PAGE ____, IN REGISTER'S OFFICE FOR 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 801 River Pass, 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

WARRANTY DEED
(Continued)

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 4th day of February, 2019.

Matthew B. Frazier by Katie M. Frazier, Attorney-in-Fact

Katie M. Frazier

State of Tennessee
County of Davidson

On this 4th day of February, 2019, before me, a Notary Public, in and for said County and State, personally appeared Katie M. Frazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew B. Frazier, acknowledged that such persons executed the same as the free act and deed of the said Matthew B. Frazier.

Witness my hand and seal, this 4th day of February, 2019.

Notary Public
My commission expires:
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of February, 2019.

Notary Public
My Commission Expires:
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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