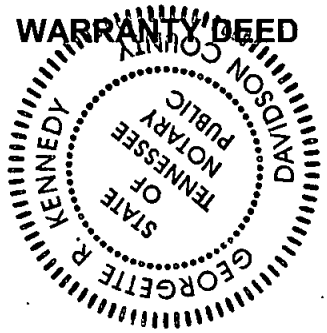
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 194236 DEEDWARR
02/12/2019 08:56:12 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190212-0012914

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Ridgway Frazier, unmarried 909 Curdwood Boulevard Nashville, TN 37216	New Owner	061-10-0-161.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald Mincin, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher Ridgway Frazier, unmarried,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being the East 10 feet of this South 167 feet of Lot No. 12 and the West 50 feet of the South 167 feet of Lot No. 13 on the Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Said County, as follows:

Said parts of said lots adjoin and front together 60 feet on the Northerly side of Maplewood Boulevard, now Curdwood and run back between parallel lines 167 feet to a dead line.

Being the same property conveyed to Ronald Mincin, an unmarried man by Warranty Deed dated 12/21/2009 from Rodney Killion of record in Instrument 200912290117864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 909 Curdwood Boulevard, Nashville, TN 37216

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 the 11th day of February, 2019.

Ronald Mincin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronald Mincin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

