39B

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Karen Johnson Davidson County Batch# 202750 **DEEDWARR** 03/06/2019 12:41:33 PM 2 pgs Fees: $13.00 Taxes: $1,788.95 20190306-0020559	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **483,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2019 Notary Public MY COMMISSION EXPIRES: 3/8/22 (AFFIX SEAL) ANGELA K. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Owens	Owner	MAP
1717 Beechwood Ave ~~104 Laird Road~~		PARCEL 11613004800
Nashville, TN ~~37205~~ 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sallie N. Long-Frazer, Trustee of the Sallie N. Long-Frazer Revocable Trust dated December 28, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Owens**

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harding Park of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 127.3 feet on the Northerly side of Laird Road and runs back 166.5 feet on the Easterly line and 185.3 feet on the Westerly line to a dead line in the rear on which it measures 115.1 feet.

Being the same property conveyed to John Long and wife, Sallie N. Long and Julian C. Nall and wife, Christine P. Nall by Warranty deed from Jean Liebhart Ramsey and husband Robert C. Ramsey of record in Book 6373, page 791, Register's Office for Davidson County, Tennessee, dated August 30, 1984 and recorded on September 04, 1984.

Being the same property conveyed to Sallie N. Long by Quitclaim deed from John Long of record in Instrument No. 20040630-0077976 Register's Office for Davidson County, Tennessee, dated June 26, 2004 and recorded on June 30, 2004.

Being the same property conveyed to Sallie N. Long-Frazer by Quitclaim deed from Julian C. Nall, unmarried of record in Instrument No. 20131025-0111405 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 25, 2013.

Being the same property conveyed to Sallie N. Long-Frazer, Trustee of the Sallie N. Long-Frazer Revocable Trust dated December 28, 2012 by Quitclaim deed from Sallie N. Long-Frazer, unmarried of record in Instrument No. 20131025-0111406 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 25, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 Laird Road, Nashville, TN 37205.**

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 hand(s) this the 28th day of February, 2019.

The Sallie N. Long-Frazer Revocable Trust dated December 28, 2012

Sallie N. Long-Frazer, Trustee

Sallie N. Long-Frazer, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sallie N. Long-Frazer** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Sallie N. Long-Frazer Revocable Trust dated December 28, 2012** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Sallie N. Long-Frazer** as such **Trustees**.

Witness my hand and seal this the 28th day of February, 2019.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sallie N. Long-Frazer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public