Karen Johnson Davidson County
Batch# 232477 DEEDWARR
05/21/2019 09:15:19 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190521-0047729

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Elaine C. Melicins
Affiant

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17rd day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5155

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michele Ivey Frazier and Roderick V. Frazier (NAME) 108 Bella Vista Dr (STREET ADDRESS) Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	New Owner (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	81-1-71

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 HEREBYACKNOWLEDGED, WE, **Bobby Hall and Pamela Poteat, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michele Ivey Frazier and Roderick V. Frazier, wife and husband**, 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 the northerly 75 feet of Lot No. 26 and the southerly 30 feet of Lot No. 25, on the Map of Hailey's Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 105 feet on the easterly side of River Drive and run back between parallel lines 190 feet, more or less, on the northerly line of said part of Lot No. 25, and the 180 feet, more or less, on the southerly line of said Lot No. 26, to the top of the bluff of Cumberland River.

Being the same property conveyed to Bobby Hall and wife, Pamela Poteat by Deed dated August 30, 2012 from Christopher Wallin and wife, Camille Wallin, recorded August 31, 2012, in Instrument Number 20120831-0078866, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 155, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1820 River Drive, Nashville, TN 37218.

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. Whenever 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 17th day of May, 2019.

Bobby Hall

Pamela Poteat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2019, before me personally appeared Bobby Hall and Pamela Poteat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066