Karen Johnson Davidson County
Batch# 247980 DEEDWARR
06/25/2019 10:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20190625-0061277

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **382,000.00**

Affiant

Subscribed and sworn to before me, this 24th day of June, 2019.

Notary Public

My commission expires: 4-11-2020

(Notary Stamp)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joda Frazier and Heather Frazier	~~New Owner~~ Bank of England	**098-05-0-087.00**
4136 Helena Bay Court	5 Statehouse Plaza # 500	
Nashville, TN 37076	Little Rock, AR 72201	

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 HEREBY ACKNOWLEDGED, WE,

Philip Covert and Sarah Covert, husband and wife

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

Joda H. Frazier and Heather M. Frazier, husband and wife

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. 7 on the Plan of Final Plat of Lake Park, Section Twelve of record in Plat Book 8250, Page 804, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Covert and Sarah Covert, husband and wife, by Warranty Deed, from Brian P. Moquin and Natasha V. Moquin, husband and wife, by and through their attorney in fact, Steve Varro, dated July 29, 2015 of record in Instrument No. 20150731-0075751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Matters shown on the Plan of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument of record in Book 4787, Page 510, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for Water Mains of record in Book 4431, Page 831 and Sewer Mains of record in Book 11030, Page 898, Register's Office for Davidson County, Tennessee.

4. Charter for HOA of record in Book 4669, Page 746, Register's Office for Davidson County, Tennessee.

5. Deed to First Suburban Water District of record in Book 4914, Page 466, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4136 Helena Bay Court, Nashville, TN 37076.

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 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 24th day of June, 2019.

X _____
Philip Covert

X _____
Sarah Covert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Philip Covert and Sarah Covert, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

_____
Notary Signature
My commission expires: 11-23-20

SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #: **19-65**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 Williamson

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

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020