PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 266459 DEEDWARR
08/05/2019 09:07:07 AM 2 pgs
Fees: $13.00 Taxes: $3,581.60
20190805-0077051

PREPARED BY: RETURN T
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE
NVILLE, TN 3720

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Roe Frazer, II Ivy Frazer 1252 Saxon Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14506004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$968,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia E. B. Douglass and Larry E. Douglass, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Roe Frazer, II and Ivy Frazer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Julia E.B. Douglass and spouse Larry E. Douglass by Warranty Deed from Richard D. Speight and spouse, Barbara F. Speight, dated October 27, 2005 and recorded on November 1, 2005 of record in Instrument No. 20051101-0131687, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from WDL Investments, LLC a Tennessee limited liability company, dated November 16, 2006 recorded on December 4, 2006 of record in Instrument No. 20061120-0143642, rerecorded in Instrument No. 20061204-0149474, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20060913-0113525, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Book 3700, page 130, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7959, page 743, said Register's Office.

This is improved property, known as 1252 Saxon Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2019.

Julia E. B. Douglass

Larry E. Douglass

State of Tennessee

County of Davidson

On this 2nd day of August, 2019, before me the undersigned authority, personally appeared Julia E. B. Douglass and Larry E. Douglass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $968,000.00.

Affiant

Sworn and subscribed before me this 2nd day of August, 2019.

My Commission Expires: 9-6-22

Notary

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON