WARRANTY DEED

Karen Johnson Davidson County
Batch# 270041 DEEDWARR
08/12/2019 03:19:44 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190812-0080341

F-V-19-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Owen Wilkerson and Blaire Knighton Wilkerson	**F&M Bank**	
(NAME)	(NAME)	**126-15-0B-176.00-CO**
201 Somerhill Ct.	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. FRAZIER AND JESSICA L. FRAZIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY OWEN WILKERSON AND BLAIRE KNIGHTON WILKERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine L. Clark by Warranty deed from Ann Hall and Mark Zucha, both unmarried of record in Instrument No. 20050823-0100389 Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 23, 2005.

Being the same property conveyed to James R. Frazier and Jessica L. Frazier, husband and wife by Warranty deed from Christine L. Clark, unmarried of record in Instrument No. 20180615-0057764 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 15, 2018.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, supplement at 20010522-0052909, re-recorded at 20020214-0019754 and supplement at 20020219-0021061, Register's Office for Davidson County, Tennessee.
- By-Laws of Lexington Point HOA of record in Instrument Number 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
- Charter of Lexington Point Homeowners Association, Inc. of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Lexington Point HOA of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
- Plan of Newson Land of record in Book 1, Page 25 and Book 1, page 121, in the Chancery Court for Davidson County, Tennessee.
- Easement granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
- Easement and right of way by Tennesse Valley Authority set forth Declaration of Taking of record in Book 4205, Page 194 and Judgment of record in Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee.

- Grant of Transmission Line Easement of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Somerhill Ct., Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8 DAY OF AUGUST, 2019.

James R. Frazier

Jessica L. Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. FRAZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA L. FRAZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212