Karen Johnson Davidson County
Batch# 298590 DEEDWARR
10/09/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20191009-0103673

35042

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922669** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,000.00 Affiant Subscribed and sworn to before me, this 7th day of October, 2019. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: Jo Ann Conk 105 Longwood Place Nashville TN 37215	Send Tax Bills To: New Owner 105 Longwood Place	Tax Information: Tax Parcel ID No. 117 09 0B 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Brendan Frazier and Shannon W. Frazier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jo Ann Conk,** an unmarried person, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 28, LONGWOOD, as shown on plat of record in Plat Book 5200, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 28 fronts 50 feet on the Westerly margin of Longwood Place and extends back between parallel lines 80.30 feet to a line in the rear which fronts and measures 50 feet on the Easterly margin of Longwood Court.

Being the same property conveyed to Joseph Brendan Frazier and Shannon W. Frazier, Husband and Wife, by Warranty Deed from Pamela Cunningham Hawkins, Personal Representative of The Estate of Leon W. Cunningham, of record in Instrument No. 20131218-0127768, in the Register's Office of Davidson County, Tennessee, dated November 26, 2013 and recorded on December 18, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGWOOD, as recorded in Plat Book 5200, Page(s) 86 and Amendment recorded in Book 5419 and Page 183.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5980, Page 667 and Book 5980, Page 681.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5287, Page 712 and Book 6925, Page 836.

This is improved property located at 105 Longwood Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2019.

Joseph Brendan Frazier

Shannon W. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Brendan Frazier and Shannon W. Frazier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2019.

Notary Public

My Commission Expires: September 7, 2021

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

