Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Joseph Brendan Frazier and Shannon Williams Frazier
927 Coral Road
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 317341 DEEDWARR
11/19/2019 10:27:05 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20191119-0119276

Map & Parcel No: 132-05-0C-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph Steven Barnes and Keta J. Barnes, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Brendan Frazier and Shannon Williams Frazier, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 184, together with the appurtenant interest in the common elements of Coral Place, a Horizontal Property Regime With Private Elements, established by Master Deed, of record in Instrument No. 200603030025038, Register's Office for Davidson County, TN, and Amendment of record in 20060509-0054545, and Amendment to By-Laws of record as Instrument No. 20060509-0054546, , Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Joseph Steven Barnes and Keta J. Barnes, Husband and Wife by Warranty Deed from Mark L. Miller and Elizabeth B. Borodofsky N/k/a Elizabeth Miller, Husband and Wife, dated July 13, 2015, of record in Instrument No. 20150729-0074620, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, 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 927 Coral Road Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of November, 2019.

Joseph Steven Barnes (SEAL)

Keta J. Barnes (SEAL)

STATE OF NC
COUNTY OF Durham

On this 11th day of November, 2019, before me personally appeared Joseph Steven Barnes and Keta J. Barnes, 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 11th day of November, 2019.

Trenessa M Baker
Notary Signature
My commission expires: 06/19/2021

TRENESSA M. BAKER Notary Public Wake County My Comm. Exp. 06-19-2021 NORTH CAROLINA

AFFIDAVIT OF VALUE

STATE OF NC)
)
COUNTY OF Durham)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$685,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 11th day of November, 2019.

Trenessa M Baker
Notary Public
My commission expires: 06/19/2021
File No. 19-679

TRENESSA M. BAKER Notary Public Wake County My Comm. Exp. 06-19-2021 NORTH CAROLINA