WARRANTY DEED

Karen Johnson Davidson County
Batch# 317416 DEEDWARR
11/19/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20191119-0119370

MST 2019-1816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick O'Brien	New Owner	
(NAME)	(NAME)	
337 Tamworth Drive		095-08-0-051.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joda H. Frazier, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick O'Brien,** Unmarried 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:

HEATHER FRAZIER JOINS THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF RELINQUISHING ALL HER RIGHT, TITLE AND INTEREST TO SAID PROPERTY, MARITAL OR OTHERWISE.

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Eva-Mor Heights, Section II of record in Plat Book 1835, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 70 feet on the Southerly side of Tainworth Drive and runs back between lines 240.5 feet on the Easterly line and 231.7 feet on the Westerly line to a dead line in the rear on which it measures 113.4 feet. Description is the same as in the previous deed of record.

Being the same property conveyed to Joda H. Frazier, an unmarried man by Warranty deed from First Jordan, FLP, as Trustee for the 337 Tamworth Drive Trust of record in Instrument No. 20130410-0035388 Register's Office for Davidson County, Tennessee, dated April 05, 2001 and recorded on April 10, 2001. (Value of consideration shown in aforementioned deed $94,900.00.)

Being also known as 337 Tamworth Drive Nashville, Tennessee 37214.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when now due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

This property, known as 337 Tamworth Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 18th DAY OF November, 2019.

Joda H. Frazier

Joda H. Frazier

Heather Frazier

Heather Frazier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joda H. Frazier and Heather Frazier**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2019.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

