ADDRESS NEW OWNER AS:
Chet Frazier
P.O. Box 1656
White House, TN 37188

SEND TAX BILLS TO:
New Owner

Map & Parcel 016-00-0-121.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 334008 DEEDWARR
12/23/2019 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $883.19
20191223-0132478

THIS DEED OF CONVEYANCE, executed and delivered by **MARY E. CONNELLY**, unmarried, (by and through her duly appointed Attorney-In-Fact, Gary David Hess, by Durable Power of Attorney recorded at Instrument No. 201912230132477__, Register's Office for Davidson County, Tennessee), hereinafter called the Grantor, to **CHET FRAZIER** and **CRISTY M. FRAZIER**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 21 on the Plan of Section One, Ridgeview Estates, of record in Book 5200, page 356, Register's Office for Davidson County.

Said Lot No. 21 fronts 260.07 feet on the northwesterly margin of View Ridge Drive and extends back 391.0 feet on the northerly line and 386.3 feet on the southwesterly line to a point.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Book 5782, Page 7, as re-recorded in Book 5782, page 102, of record in the Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Section One, Ridgeview Estates, of record in Book 5200, page 356, said Register's Office.

Being the same property conveyed to Charles F. Connelly, Sr. and wife, Mary E. Connelly, by deed from Sandra R. Raymer a/k/a Sandra Renee Raymer, a single woman, of record in Book 8413, page 657, Register's Office for Davidson County, Tennessee. Charles F. Connelly, Sr. died on May 9, 2019, thereby vesting title solely in Mary E. Connelly, as surviving tenant by the entireties.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Mary E. Connelly
MARY E. CONNELLY

By: Gary David Hess
Gary David Hess, Attorney-in-Fact
ATTORNEY IN FACT

STATE OF FLORIDA)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary David Hess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Mary E. Connelly**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 20 day of December, 2019 2019.

Breanne Creekmore
NOTARY PUBLIC

My Commission Expires: 1/28/2020

BREANNE CREEKMORE
Notary Public, State of Florida
Commission# FF 955579
My comm. expires Jan. 28, 2020

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$238,700.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 23 day of December, 2019.

Rhonda Dunn
NOTARY PUBLIC/Register

My Commission Expires: 10-26-2020

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha 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 26, 2020.

Notary's Seal (If on paper)

