WARRANTY DEED

Karen Johnson Davidson County
Batch# 337728 DEEDWARR
01/02/2020 03:43:02 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200102-0000524

O-FB-19-06529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Nina C. Holton and Nicholas Holton	New Owner	
(NAME)	(NAME)	**102-04-0-171.00**
6529 Mercomatic Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JODY FRAZIER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NINA C. HOLTON AND NICHOLAS HOLTON, WIFE AND HUSBAND,** 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. 796 on the Plan of Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page 67 and 68, 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. 796 fronts 76.27 feet along the Westerly margin of Mercomatic Court, thence back between lines measuring 186.5 feet along the Northerly line and 182.6 feet along the Southerly line to a broken line in the rear measuring 83.4 feet thereon.

Being the same property conveyed to Alma G. Frazier and Callie S. Frazier by Warranty deed from Alvin W. Terrell and Son, Inc. of record in Book 4097, page 634, Register's Office for Davidson County, Tennessee, dated January 20, 1967 and recorded on January 27, 1967. The said Alma G. Frazier and Callie S. Frazier are now deceased. Affidavit of Heirships vesting title in Jody Frazier recorded simultaneously herewith in Instrument Numbers 20200102-0000518, 20200102-0000519, 20200102-0000520, 20200102-0000521, 20200102-0000522 20200102-0000523 Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter are not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 67 and 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4017, Page 699, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Utility and Sewer Easement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20180509-0044423, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6529 Mercomatic Court, Nashville, Tennessee 37209**.

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 26 DAY OF DECEMBER, 2019.

Jody Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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