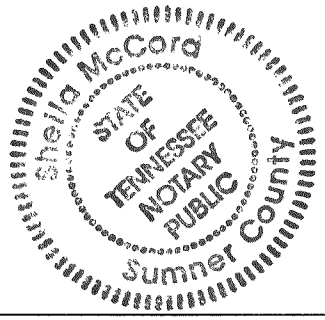
WARRANTY DEED



Karen Johnson Davidson County
Batch# 382360 DEEDWARR
04/07/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20200407-0036558

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher D. Frazer	Christopher D. Frazer	074-1-0-095-00
(NAME)	(NAME)	
3823 Plantation Drive	3823 Plantation Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Fairie M. Abernathy, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Frazer and Amy J. Frazer, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 515, on the plan of Hermitage Hills, Section Five, of record in Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fairie M. Abernathy, unmarried by Warranty Deed from Wendell W. Johnson and wife, Charlene L. Johnson, dated 08/31/1995 and recorded 09/05/1995, of record in Book 9784, Page 362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following; Taxes for the year 2020 and subsequent years, a lien not yet due and payable; which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 3300, Page 1 and 2 in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3222, Page 154, Register's Office for Williamson County, Tennessee; Grant of Easement recorded in Book 9784, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3823 Plantation Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 3rd day of April, 2020.

X Fairie M. Abernathy by 4/3/2020 Linda A. Grubbs, AIF
Fairie M. Abernathy
By: Linda A. Grubbs, Attorney-In-Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda A. Grubbs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument on behalf of Fairie M. Abernathy, and being authorized so to do, executed this instrument for the purpose herein contained, by Power of Attorney filed for record at Instrument Number 202004070036557, said Register's Office.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

