Karen Johnson Davidson County
Batch# 395667 DEEDWARR
05/05/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20200505-0046670

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#6513-115

ADDRESS NEW OWNER:
Keisy Y. Ramirez Reyes
4924 Timberdale Drive
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Tower Community Bank
7271 Nolensville Rd
Nolensville, TN 37135

Parcel ID:
147-05-0-227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Wayne Frazier and Vickie Austin Frazier, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Keisy Y. Ramirez Reyes and Marvin Joel Valle Trejo, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 115 on the plan of Caldwell Country Estates, Section Two, as of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael Wayne Frazier and Vickie Austin Frazier, husband and wife by Deed dated August 17, 1990 from Susan Weaver and husband, Tracey E. Weaver, of record in Book 8178, Page 759, Register's Office for Davidson County, Tennessee.

This is improved property known as 4924 Timberdale Drive, Nashville, TN 37211. Possession is to be given on April 30, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 30th day of April 2020.

Michael Wayne Frazier

Vickie Austin Frazier

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Wayne Frazier and Vickie Austin Frazier, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April 2020.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$544,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of April 2020.

NOTARY PUBLIC

My Commission Expires: 2.19.24

JESSICA E. MONTEITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY