**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1581

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2020

Notary Public

Commission Expires: 9/6/22

Karen Johnson Davidson County
Batch# 416232 DEEDWARR
06/16/2020 01:24:50 PM 2 pgs
Fees: $13.00 Taxes: $789.02
20200616-0062188

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Rebecca Frazier<br>906 Kirby Dr<br>Nashville, TN 37217 | New Owner | 107-14-0-033.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Mary Randall, an unmarried woman and Kathleen Cramer, a married woman, tenants in common**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rebecca Laine Frazier, single woman**

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:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Addition No. 4 to Miro Meadows of record in Plat Book 2083, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Randall, an unmarried woman and Kathleen Cramer, a married woman, tenants in common by Warranty deed from Curt R. Parkerson, unmarried of record in Instrument No. 2017107-0106154 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 17, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 906 Kirby Dr, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of June, 2020.

Mary Randall by Jamie Hawkins her attorney-in-fact
Mary Randall by Jamie Hawkins, her Attorney-In-Fact

Kathleen Cramer by Jamie Hawkins her attorney-in-fact
Kathleen Cramer by Jamie Hawkins, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Jamie Hawkins,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Mary Randall** and acknowledged that they executed the same as the free act and deed of the said **Mary Randall,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200616-0062186, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of June, 2020.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Jamie Hawkins,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Kathleen Cramer** and acknowledged that they executed the same as the free act and deed of the said **Kathleen Cramer,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200616-0062187, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of June, 2020.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**WARRANTY DEED**