This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 428269 DEEDWARR
06/29/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20200629-0070380

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $419,000.00.

D L Pawlerson
Affiant

Subscribed and sworn before me this the 29th day of June, 2020.

Notary Public
My commission expires:
OCT 2 0 2020

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Robert Frazier 8036 Canonbury Dr Nolensville, TN 37135	NewOwner	186-04-0A 025.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW DENNY AND JOY DENNY, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DANIEL ROBERT FRAZIER ILSE NALLEY FRAZIER, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 210 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew Denny and Joy Denny, husband and wife, by deed from Stuart Ross Miller and wife, Krystal Miller, dated 12/10/2013, of record in Instrument No. 20131212-0125868, said Register's Office.

(Value or consideration shown in aforementioned deed $327,900.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8036 Canonbury Dr, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of June, 2020.

Andrew Denny

Joy Denny

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrew Denny and Joy Denny,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2020.

My commission expires: 9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER