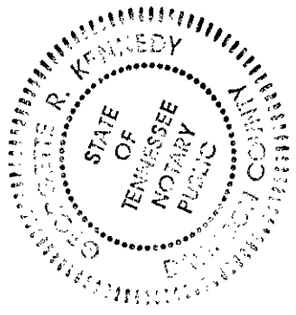
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2020

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 487920 DEEDWARR
10/02/2020 09:17:43 AM 2 pgs
Fees: $13.00 Taxes: $1,048.95

20201002-0113925

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brooks Denton Taylor	First Bank	044-15-OC-032.00
(NAME)	(NAME)	
2009 Village Park Circle	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202499

For and 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, **Christopher Wesley Frazier, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brooks Denton Taylor, single man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 32 on the Final Plat Village Green – Phase 1 of record in Instrument No. 20170118-0005633, surveyor's Certificate of Corrections in Instrument No. 20170217-0016822 and 20170221-0017509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Wesley Frazier, by Warranty Deed from Village Green of Old Hickory, LLC, dated September 12, 2018 and filed of record in Instrument No. 20180917-0091951 in the Register's Office of Davison County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20170726-0075680 and 20171003-0101319, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. And also subject to a Stormwater Easement appearing of record in Instrument No. 20151008-0102842, and Electric Easement appearing of record in Instrument No. 20170824-0087121, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2009 Village Park Circle, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of October, 2020

Christopher Wesley Frazier

Cassi Frazier

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher Wesley Frazier and Cassi 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of October, 2020.

Notary Public
My Commission Expires: 3/23/21

