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

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 20th day of October, 2020.

Notary Public
My commission expires: 2.2.2021

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 505433 DEEDWARR
10/30/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201030-0127127

WARRANTY DEED

LL# 7119-39

Address of New Owner:	Send Tax Bill to:	Tax Information:
Casey Campbell Frazier, Natalie Lynn Alfaro Frazier and Susan Cross Alfaro 1512 Elm Run Ct Nashville, TN 37214	Success Mortgage Partners 1200 S. Sheldon Road Plymouth, MI 48170	108-12-0 204.00

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, BRUCE A. FORBES AND TAMI R. FORBES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATALIE ALFARO FRAZIER AND CASEY FRAZIER, WIFE AND HUSBAND AND SUSAN C. ALFARO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 39 on the Plan of Trailwood Subdivision, Section 3, of record in Plat Book 6900, Page 67, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bruce A. Forbes and Tami R. Forbes, husband and wife, by deed from Joseph R. Plemons and wife, Belinda C. Plemons, dated 04/24/2007, of record in Instrument No. 20070425-0049588, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1512 Elm Run Ct, Nashville, TN 37214.

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 26 day of October, 2020.

Bruce A. Forbes

Tami R. Forbes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce A. Forbes and Tami R. Forbes, 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 26 day of October, 2020.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12-2-23

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY