WARRANTY DEED

Karen Johnson Davidson County
Batch# 610021 **DEEDWARR**
04/08/2021 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210408-0046762

T-FSBO-21-TRACT 1 SULPHUR CRE

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew Charles Frazier and Meg Cameron Boes	**New Owner**	
(NAME)	(NAME)	**p/o 047-00-0-046.00**
3840 Hutson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGOIRE S. BLACHON AND KATHERINE FITZPATRICK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW CHARLES FRAZIER AND MEG CAMERON BOES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on Geodetic North by G.P.S. observations dated 03-04-2021.

BEGINNING at an existing iron pin on the south right of way of Sulfur Creek Road, comer to Luther & Bernice Allen (Deed Book 3178, Page 66); THENCE, along said right of way for the next 2 calls: s 40°27'30" E, a distance of 56732' to a point,
THENCE, with a curve to the right, arc length of 321.13', radius of 2244.713 bearing S 36°21'36" E, a distance of 320.86' to an iron pin set, corner to Tract 2 of this survey,
THENCE, leaving said right of way of Sulfur Creek Road and across the parent tract of Gregoire Blachone & Katherine Fitzpatrick (Instrument No. 20210310-0031203) on a new division line for the next 2 calls: N 75°20'32" W, a distance of 437.78' to an iron pin set,
THENCE, S 59°54'34" W, a distance of 646.53' to an iron pin set in the east line of Zebedee & Martha Johnson (Deed Book 9708, Page 127);
THENCE, along the line of said Zebedee & Martha Johnson, then McGuire's Logging (Instrument No. 20041208-0146312), then Gregoire Blachon & Katherine Fitzpatrick (Instrument No. 20171201-0122646) N 07°27'25" E, a distance of 1032.03' to an existing iron pin, corner to Luther & Bernice Allen (Deed Book 3178, Page 66);
THENCE, along Allen's line for the next 2 calls: S 19°41'54" E, a distance of 239.62' to an existing iron pin,
THENCE, N 63°15'46" E, a distance of 234.99' to the POINT OF BEGINNING, containing 10.00 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN RLS 1979.

Being a portion of the same property conveyed to Gregoire S. Blachon and Katherine Fitzpatrick, husband and wife by Warranty Deed from Stanislaw H. Janeczko III and wife, Tracy A. Janeczko of record in Instrument No. 20210310-0031203 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 10, 2021.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Application for Greenbelt Assessment(Tract I) of record in Instrument Number 20180323-0027512, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on a survey prepared by Kevin D. Crowe, TN RLS 1979, Crowe Wheeler and Associates, being File No. 17-209bdy20ac.dwg, dated March 04, 2021.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Less and Except those parts conveyed in Instrument No. 20180111-0003704 Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4553 Sulphur Creek Road Tract 1, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 2nd DAY OF APRIL, 2021.

Gregoire S. Blachon

Katherine Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGOIRE S. BLACHON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FITZPATRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212