WARRANTY DEED

Karen Johnson Davidson County
Batch# 885336 DEEDWARR
07/07/2022 10:32:32 AM 2 pgs
Fees: $13.00 Taxes: $24.05

20220707-0078339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Frazier	Christopher R. Frazier	
(NAME) 0 Curdwood Blvd	(NAME) 1107 Saddle Creek Drive	061-10-0-198.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ALEX W. BONNER, AS TRUSTEE OF THE ALEX W. BONNER TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER R. FRAZIER, UNMARRIED,** 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 on Curdwood Boulevard being .13 acres 60 X 100 X IR, Field Book No. 15DZ 4817, Map and Parcel No. 61-10-198 as of record in Deed Book 2548, Page 335.

Being a portion of the same property conveyed to Alex Bonner by Quitclaim Deed from B and W Investments, a Tennessee Partnership, comprised of Jim Woolems and Alex Bonner of record in Book 8276, page 782, Register's Office for Davidson County, Tennessee, dated December 14, 1990.

Being a portion of the same property conveyed to Alex W. Bonner, as Trustee of the Alex W. Bonner Trust by Quitclaim Deed from Alex Bonner of record in Instrument No. 20090812-0075945 Register's Office for Davidson County, Tennessee, dated August 05, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 0 Curdwood Blvd, Nashville, TN 37216
(House Number) (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 we do 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 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 5th day of July, 2022

ALEX W. BONNER TRUST U/A/D AUGUST 5, 2009

BY: Alex W Bonner Trustee

ALEX W. BONNER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Alex W. Bonner, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Alex W. Bonner Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 6th day of July, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public