THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of ly, 2022.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 890103 DEEDWARR
07/18/2022 10:57:06 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20220718-0081901

tary Public
y Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Frazier and Anne Maddux Frazier 328 Fieldcrest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146 08 0 149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James S. Murphy and Darla J. Murphy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Frazier and Anne Maddux Frazier, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 424 on the Map of Crieve Hall Estates, Section Six of record in Plat Book 2331, Pages 1 and 2, in the Register's Office of said county.

Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East lines and 192.7 feet on the West line to a dead line in the rear, measuring 95.4 feet, thereon.

Being the same property conveyed to James S. Murphy and Darla J. Murphy, husband and wife, by Warranty Deed from Nathan Dean Douglas, Jr. and wife, Jessica Douglas, of record in Instrument No. 20211102-0146461, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 2, 2021.

Being the same property conveyed to Nathan Dean Douglas Jr., and wife, Jessica Douglas, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, of record in Instrument No. 20150326-0025973, in the Register's Office of Davidson County, Tennessee, dated March 11, 2015 and recorded on March 26, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Crieve Hall Estates, as recorded in Plat Book 2331, Page(s) 1 and 2.
Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 328 Fieldcrest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2022.

James S. Murphy

Darla J. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James S. Murphy and Darla J. Murphy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026