Karen Johnson Davidson County
Batch# 930818 DEEDWARR
10/18/2022 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $11,932.50
20221018-0113678

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37308-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,225,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Joan Whitney Payson Christopher Porter Fraker 118 Brookfield Avenue Nashville, TN 37205	New Owner	129 08 0 114.00

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, **Joshua D. Travis and wife Ashley H. Travis (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Joan Whitney Payson and Christopher Porter Fraker, wife and husband (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 118 Brookfield Avenue, Nashville, Davidson County, Tennessee 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 17th day of October, 2022.

GRANTORS:

Joshua D. Travis

Ashley H. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua D. Travis and Ashley H. Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 of Block "E" on the 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as shown on the Plat of record in Plat Book 1130, Page 71 & 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joshua D. Travis and wife, Ashley H. Travis, by Warranty Deed from Jeffrey O. Williams and wife, Kristy J. Williams, of record in Instrument No. 20110713-0053595, in the Register's Office of Davidson County, Tennessee, dated July 12, 2011 and recorded on July 13, 2011.

This conveyance is made subject to:

1. Taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as recorded in Plat Book 1130, Page(s) 71 & 72.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/17/22

GEORGE E. MUDTER, JR.
Dated 10/17/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

