WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080195 DEEDWARR
Recvd: 11/25/09 12:31 2 pgs
Fees:13.00 Taxes:468.05
20091125-0108531

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

CONNIE J BUCH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Starr	First Liberty Financial	173-05-0A-271.00
(NAME) 1915 Shaylin Loop	(NAME) 9931 Corp. Campus Dr., Ste. 1500	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Louisville, KY 40223	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan A. Frailley (formerly known as Susan G.* Green) and husband, Luke Frailley***, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Sandra Starr, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *A. (LB)

Being all of Lot No. 271 (Two Hundred Seventy One) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, as amended of record in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Susan A. Green, unmarried by Warranty Deed from Meldon Morton, unmarried, dated December 31st, 2007 and recorded in Instrument No. 20080103-0000467, Register's Office for Davidson County, Tennessee.

*Luke Frailley joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Susan A. Frailley.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1915 Shaylin Loop, Antioch, TN 37013

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this **13th** day of **November**, **2009**

Susan A. Frailley

Susan A. Frailley

Luke Frailley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Susan A. Frailley and husband, Luke Frailley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **November**, **2009**

Notary Public

My commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010