Return To: 14-0470
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 3, 2014. Notary Public MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0470**

BILL GARRETT, Davidson County
Trans:T20140076881 DEEDWARR
Recvd: 10/10/14 13:56 2 pgs
Fees:13.00 Taxes:462.50
20141010-0094261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne B. Lanham and Linda A. Lanham	**Community Trust Bank**	**043 15 0 073.00**
(NAME) **300 Farris Ave.**	(NAME) **1800 Hudson Lane, Ste 2A**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Monroe, LA 71201**	
(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, **Aaron Frazier and Danielle Frazier, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne B. Lanham and Linda A. Lanham, husband and wife,** 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 LOCATED IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED HEREINBELOW:

BEING LOTS NOS. 30 AND 31 ON THE MAP OF ROCK HILL SUBDIVISION, BLOCK "A", ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR, IN AUGUST, 1945.

BEGINNING ON THE WESTERLY MARGIN OF FARRIS AVENUE, 986.4 FEET SOUTH OF THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE COMMON CORNER OF LOTS 31 AND 32; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 200 FEET; THENCE SOUTHWARDLY 100 FEET TO THE COMMON CORNER OF LOTS 29 AND 30; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 200 FEET TO THE WESTERLY MARGIN OF FARRIS AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 100 FEE TO THE POINT OF BEGINNING.

Being the same property conveyed to Aaron Frazier and Danielle Frazier, husband and wife, by Warranty Deed from Walter Lee Odom, III, an unmarried individual, recorded June 20, 2006 in Instrument Number 20060620-0073409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **300 Farris Ave., Madison, TN 37115**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **October, 2014**.

Aaron Frazier

Danielle Frazier

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson TT

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Aaron Frazier and Danielle Frazier**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **October, 2014**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

NOTARY PUBLIC

My Commission Expires: 3-1-16