WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF TENNESSEE
COUNTY OF MADISON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,200.00

AFFIANT

BILL GARRETT, Davidson County
Trans:T20140081056 DEEDWARR
Recvd: 10/28/14 10:17 2 pgs
Fees:13.00 Taxes:503.94
20141028-0099230

CHARLES H. BYRD, SR. NOTARY PUBLIC STATE OF TENNESSEE MADISON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2014

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/21/16

ADDRESS OF NEW OWNERS:
Zachary D. Frisbee and
Brandy M. Frisbee
220 Bonnaoaks Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Zachary D. Frisbee and
Brandy M. Frisbee
220 Bonnaoaks Dr
Hermitage, TN 37076

MAP-PARCEL:
075 13 0 217.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WANDA WILLIAMS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY D. FRISBEE and wife, BRANDY M. FRISBEE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 1074 on the plan of Hermitage Hills, Section Nine, as of record in Book 3600, page 97 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same real property conveyed to Wanda Williams by deed of record dated September 25, 2006 and recorded September 27, 2006 in Instrument Number 20060927-011958 in the Register's Office of Davidson County, Tennessee.

unimproved ____
This is improved __X__ property, known as 220 Bonnaoaks Dr, Hermitage, Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest hereto 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 except for the following: (1) 2014 County Real Property Taxes which are to be prorated and assumed by the Grantees; (2) Setback Lines, Restrictions and Easement of record in Book 3600 page 97 n the Register's Office of Davidson County, Tennessee; and, (3) Restrictive Covenants as recorded in Book 3864, page 441 in the Register's Office of Davidson County, Tennessee; and we do further covenant and bind ourselves, our 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 17th day of October, 2014.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me Wanda Williams known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Notarial Seal on this the 17th day of October, 2014.

Notary Public

My commission expires: 6/21/16

CHARLES H. BYRD, SR.
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY