BILL GARRETT, Davidson County
Trans:T20140081465 DEEDWARR
Recvd: 10/29/14 10:11 2 pgs
Fees:13.00 Taxes:641.95
20141029-0099716

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2014.

Notary Public
MY COMMISSION EXPIRES:

GREGORY S. HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 7, 2017

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
GREGORY S. FRAZIER	F & M Bank	173-09-O-A 311.00
(NAME) 916 TOTE LANE	(NAME) 10 Cadillac Way, Ste. 100	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MEAGAN E. STRAWHACKER, A MARRIED WOMAN (FORMERLY MEAGAN E. SEXTON), HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY S. FRAZIER, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 267 ON THE PLAN OF PHASE FOUR LENOX VILLAGE, AS OF RECORD IN INSTRUMENT NO. 20040806-0094784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRITION.

BEING THE SAME PROPERTY CONVEYED TO MEGAN E. SEXTON (NOW KNOWN AS MEAGAN E. STRAWHACKER) BY WARRANTY DEED FROM KRISTEN NALLY, RECORDED ON AUGUST 6, 2007, IN INSTRUMENT NO. 20070806-0092995, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MEAGAN E. SEXTON WAS ERRONEOUSLY SPELLED MEGAN E. SEXTON IN PREVIOUS DEED.

HUSBAND OF MEAGAN E. STRAWHACKER (FORMERLY MEAGAN E. SEXTON), NEVER RESIDED AT PROPERTY AS HOMESTEAD.

This is improved property, known as 916 TOTE LANE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27th day of Oct, 2014.

MEAGAN E. STRAWHACKER
(FORMERLY MEAGAN E. SEXTON)

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MEAGAN E. STRAWHACKER (FORMERLY MEAGAN E. SEXTON), with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of Oct, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY