NEW OWNER:

CAROLINE SUGG
2235 AUBREY CT
NASHVILLE, TN 37214

SEND TAX BILLS TO:

WILSON BANK & TRUST
1436 West Main St
Lebanon, TN. 37087

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0076

Map & Parcel 08411002300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150012951 DEEDWARR
Recvd: 02/23/15 10:45 3 pgs
Fees:18.00 Taxes:592.00
20150223-0015283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JENNIFER R. FREY, an unmarried person,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CAROLINE SUGG**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 90 on the Plan of Maplecrest, as shown on the plat of the same of record in Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JENNIFER R. FREY, an unmarried person by Warranty Deed from Gigi L. Minshall Abston and husband, Brian K. Abstron, Jr., dated March 2, 2001, and of record in Instrument No. 20010305-0020479, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 2235 AUBREY CT, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Pages 27 and 28, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 20th day of February, 2015.

JENNIFER R. FREY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JENNIFER R. FREY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of February, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

Sworn to and subscribed to before me this 20th day of February, 2015.

NOTARY PUBLIC

My commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY