BILL GARRETT, Davidson County
Trans:T20150023385 DEEDWARR
Recvd: 03/31/15 10:05 3 pgs
Fees:18.00 Taxes:677.10
20150331-0027601

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nathan Morgan
Hailey Poarch-Morgan
2623 Lakeland Drive
Nashville, TN 37214

MORTGAGEE
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 095 12 0
PARCEL 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thirty-five percent (35%), Art M. Frensley and wife, Jana L. Frensley and Sixty-five percent (65%) Jana L. Frensley and Martha C. Van Hoven, Trustees of the Jana L. Frensley Irrevocable Trust, dated August 6, 2013** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathan Morgan and Hailey Poarch-Morgan, 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 in Davidson County, Tennessee, being Lot No. 10 on the Plan of Martinwood Heights of record in Book 2133, Page 63, of the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property further conveyed to Art M. Frensley and wife, Jana L. Frensley, as tenants by the entireties, by Quitclaim Deed from Art M. Frensley, dated August 7, 2013, of record in Instrument Number 20130830-0091652, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Jana L. Frensley and Martha C. Van Hoven, Trustees, of the Jana L. Frensley Irrevocable Trust, dated August 6, 2013, an undivided 65% tenant in common interest, retaining 35% interest in Art M. Frensley and wife, Jana L. Frensley, as tenants by the entireties, by Quitclaim Deed from Art M. Frensley and wife, Jana L. Frensley dated August 7, 2013, of record in Instrument Number 20130830-0091653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any; easement for sanitary sewer to Metro Government of record in Book 1174, page 366 and Book 4365, page 727; easement in favor of airport authority of record in Book 8621, page 803; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2133, Page 63, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2623 Lakeland Drive Nashville, TN 37214.**

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 land 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.

Witness our hands this 27th day of March, 2015.

Art M. Frensley

Jana L. Frensley

Jana L. Frensley Irrevocable Trust, dated August 6, 2013:

BY: Jana L. Frensley, Trustee

BY: Martha C. Van Hoven, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Art M. Frensley and wife, Jana L. Frensley the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jana L. Frensley and Martha C. Van Hoven, Trustees, of the Jana L. Frensley Irrevocable Trust, dated August 6, 2013, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2015.

NOTARY PUBLIC

DEAN ROBINSON * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $183,000.00.

AFFIANT

Subscribed and sworn to before me this ~~27~~ 30th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016