BILL GARRETT, Davidson County
Trans: T20150107667 DEEDWARR
Recvd: 12/21/15 15:02 2 pgs
Fees: 13.00 Taxes: 851.00

20151221-0128181

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$230,000.00** (Two Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of December, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Melissa D. Francis 240 Lanier Drive Madison, TN 37115	1208 A Chester Avenue Nashville, TN 37206	04314008400

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RODNEY KILLION, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MELISSA D. FRANCIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 parts of Lot Nos. 23 and 24 and all of Lot No. 25 on the revised and corrected Map of Bernice L. Dickerson's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, June 30, 1937, as follows:

Beginning on the westerly margin of Lanier Drive at a point 1250 feet south of the southerly margin of Old Hickory Boulevard, being the southeast corner of property conveyed to Otis Todd and wife, Thelma Leon Todd by deed from Charles O. Thorne and wife, of record in Book 1227, Page 327, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Todd's property, North 89 deg. West 166 feet to a stake; thence South 16 deg. 9 feet east 40 feet to a post, the common westerly corner of Lot Nos. 23, 24, 25 and 26; thence with the line between Lot Nos. 25 and 26, easterly 146.5 feet to a stake on the westerly margin of Lanier Drive; thence, with said Drive, northerly 75 feet to the beginning.

Being a portion of the property conveyed to Rodney N. Killion and Stephen Farmer, both unmarried, by deed from Terry W. Todd and wife, Donna G. Todd of record in Book 11141, Page 278 dated 08/30/1998 and recorded 10/05/1998 and further conveyed to Rodney N. Killion by deed from Stephen Farmer, unmarried, of record in Instrument #20020528-0064428, dated 12/06/2001 and recorded 05/28/2002, Register's Office for Davidson County, Tennessee.

Being also known as 240 Lanier Drive, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **240 LANIER DRIVE** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2015104030

WITNESS, this 15th day of December, 2015

Rodney Killion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of December, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rodney Killion** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of December, 2015.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016