STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$105,000.00** (One Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of February, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

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

My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160011553 DEEDWARR
Recvd: 02/11/16 10:16 2 pgs
Fees: 13.00 Taxes: 388.50
20160211-0013137

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 236 Lanier Drive Madison, TN 37115	1208 A Chester Avenue Nashville, TN 37206	04314008100 04314008200

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 N. 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 Lot No. 22 and parts of Lot Nos. 23 and 24 on the revised and corrected map of Bernice L. Dickerson's Subdivision, not of record, described according to a copy of a survey thereof made June 30, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING at point in the Westerly Margin of Lanier Drive, the Common Corner of Lot Nos. 21 and 22; thence with the line between said Lots South 73 deg. 15' West 193 feet to a stake; thence South 16 deg. 9' 70.5 feet to a stake; thence South 89 deg. East 166 feet to a stake in the westerly margin of Lanier Drive; thence with the margin of the same in a northerly direction around a curve (sic) 125 feet to the point of beginning.

Being the same property conveyed to Rodney N. Killion, unmarried and Stephen D. Farmer, unmarried, as joint tenants with right of survivorship, by deed from Michael O'Neal and spouse, Joyce O'Neal of record in Instrument No. 20001017-0102966 dated 10/13/2000 and recorded 10/17/2000 and re-recorded in Instrument No. 20010925-0103258 dated 09/25/2001 and further conveyed to Rodney N. Killion by deed from Stephen Farmer of record in Instrument No. 20020108-0002508, Register's Office for Davidson County, Tennessee dated 12/06/2001 and recorded 01/08/2002.

Being also known as 230 and 236 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: **236 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: 2015124073

WITNESS, this 9th day of February, 2016

Rodney N. Killion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rodney N. 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 9th day of February, 2016.

JEFFREY M. GAISSIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____