NEW OWNER:

Gale Davis
Barry Zahurance
561 Neelys Bend Road
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1239

Map 052 Group 02-0 Parcel 277.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160016778 DEEDWARR
Recvd: 03/01/16 13:05 2 pgs
Fees:13.00 Taxes:591.63
20160301-0019442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars** ($159,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **SHAWN FRICK and wife, TAMMY FRICK** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **GALE DAVIS joined by his spouse, BARRY ZAHURANCE, as joint tenants with the Right of Survivorship** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Lot No. 1, on Block "A" on the Revised Map Of Rainbow Terrace Subdivision, of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shawn Frick, married, by Warranty Deed from Crestview Properties, LLC, a Tennessee limited liability company, dated July 9, 2009, and of record Instrument No. 20090710-0064551, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 561 Neelys Bend Road, Madison, Tennessee, 37115.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **February, 2016**.

SHAWN FRICK

TAMMY FRICK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SHAWN FRICK AND TAMMY FRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **February, 2016**.

NOTARY PUBLIC

JONATHAN M. ANGLIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **159,900.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **February, 2016**.

NOTARY PUBLIC

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-13-17