① Return to Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20160049017 DEEDWARR
Recvd: 06/09/16 14:00 3 pgs
Fees: 18.00 Taxes: 1589.89
20160609-0058506

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $429,700.00.

Affiant

File Number: 1604136

Subscribed and sworn to before me, this
~~2nd~~ day of ~~June~~, 2016 May 27, 2016

AMI C. JONES
Notary Public, State of Texas
My Commission Expires
March 19, 2019

Notary Public
My Commission Expires: 3-19-19

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Richard Scott Frisius and Sharon Elizabeth Presley	CMG Mortgage, Inc. 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	160-11-0-B-015
5424 Stone Box Ln		
Brentwood, TN 37027		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scot M. Larson and wife, Sheila L. Larson, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard Scott Frisius and wife, Sharon Elizabeth Presley, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot No. 15 on the Plan of Stone Box Creek, of record in Plat Book 6900, Page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Scot M. Larson and wife, Sheila L. Larson, by Warranty Deed form Lee A. Ellard and wife, Cindy Ellard dated November 26, 2003, of record in Instrument No 20040105-0001223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 5424 Stone Box Ln, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of MAY, 2016.

Scot M. Larson

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scot M. Larson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, TX, this 27 day of May, 2016.

AMI C. JONES
Notary Public, State of Texas
My Commission Expires
March 19, 2019

Notary Public at Large
My Commission Expires: 3-19-2019

WITNESS my hand this 27th day of May, 2016.

Sheila L. Larson

Sheila L. Larson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sheila L. Larson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of May, 2016.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17