This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16373

BILL GARRETT, Davidson County
Trans:T20160051557 DEEDWARR
Recvd: 06/17/16 11:48 2 pgs
Fees:13.00 Taxes:740.00
20160617-0061670

Send Tax Bills To:
Joelle Frasca
1455 Rozella Way
Gallatin, TN 37066

New Owner is:
Joelle Frasca
7852 Heaton Way
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 345.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sherry Webb, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joelle Frasca and Joseph L. Frasca, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **7852 Heaton Way, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 354 on the plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village, as shown by plat appearing of record in Instrument No. 20050113-0004928, and as corrected by Surveyor's Certificate of Correction in Instrument No. 20050203-0012996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sherry Webb, an unmarried person, by Warranty Deed from Robert T. Sawyer and wife, Kathryn A. Sawyer, dated 12/24/13 and recorded 1/16/14 in Instrument No. 20140116-0004378, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of June, 2016.

GRANTOR(S):

Sherry Webb

SHERRY WEBB

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sherry Webb** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of June, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of June, 2016.

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

NOTARY PUBLIC
My commission expires: **My Commission Expires: July 19, 2016**