BILL GARRETT, Davidson County
Trans:T20160057767 DEEDWARR
Recvd: 07/07/16 09:39 2 pgs
Fees:13.00 Taxes:628.63
20160707-0069446

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephanie D. Fletcher
4204 Chesney Glen Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Peoples Home Equity Inc.
170 N. Seven Oaks
Knoxville, TN 37922

MAP/PARCEL 087-01-0A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joan F. Poston, n/k/a Joan F. Fraser, married and James F. Fraser, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Stephanie D. Fletcher, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joan F. Poston, an unmarried woman and James F. Fraser, an unmarried man by Quitclaim deed from Joan Fort Fraser Poston, unmarried of record in Instrument No. 20130604-0056153 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 04, 2013.

This is improved property known as: **4204 Chesney Glen Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 215 and Book 9700, Page 288, and restrictions in Book 10278, page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, 944 and in Book 11317, Page 674, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of June, 2016.

Joan F Fraser
Joan F. Fraser

James F Fraser by Joan F Fraser as attorney in fact
James F. Fraser by Joan F. Fraser as attorney-in-fact, recorded in Book ✱, Page ____, Register's Office, Wilson Davidson County, Tennessee.
✱ 20160707-0069445

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joan F. Frazer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2016.

TAMMY SETTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 2, 2019

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Fort Frazer, as attorney-in-fact for James Fort Frazer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said James Fort Frazer, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Joan Fort Frazerm and recorded simultaneously herewith in Book ✱, Page ____, of the Register's Office of Wilson County, Tennessee. ✱ 20160707-0069445 Davidson

Witness my hand and official seal at office on this the 30th day of June, 2016.

TAMMY SETTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 2, 2019

Notary Public

Commission Expires: _____

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2016.

RHONDA G PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

NOTARY PUBLIC

My Commission Expires: _____

File No: 169437