Return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Ste 220
Nashville, TN 37215

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160088076 DEEDWARR
Recvd: 10/06/16 10:26 2 pgs
Fees:13.00 Taxes:925.00
20161006-0105732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2016.

Notary Public

My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rosanna Forrest	Franklin American Mortgage Comp.	
2510 Woodyhill Drive	6100 Towner Circle Ste 600	071-04-0-179.00
Nashville, TN 37207	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH ELIZABETH LASSITER AND ADAM S. LASSITER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSANNA FORREST, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 215 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, 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 Sarah Elizabeth Alexander, unmarried by Warranty deed from Jonathan R. Stadler and Jennifer L. Box of record in Instrument No. 20120822-0075589 Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 22, 2012.

Being the same property conveyed to Sarah Elizabeth Lassiter and Adam S. Lassiter, wife and husband by Quitclaim deed from Sarah Elizabeth Lassiter, formerly known as Sarah Elizabeth Alexander, married of record in Instrument No. 20150709-0066770 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on July 09, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2510 Woodyhill Drive, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~4th~~ 3rd day of October, 2016.

~~Sarah Elizabeth Lassiter~~

~~Adam S. Lassiter~~

STATE OF CALIFORNIA
COUNTY OF Monterey

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Elizabeth Lassiter and Adam S. Lassiter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~4th~~ 3rd day of October, 2016.

Notary Public

My Commission Expires:
June 25, 2020

ISIS CENTENO GAYOSSO
Notary Public - California
Monterey County
Commission # 2158051
My Comm. Expires Jun 25, 2020