Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160109292 DEEDWARR
Recvd: 12/13/16 10:18 2 pgs
Fees:13.00 Taxes:499.50

20161213-0130469

16-0742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2016.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alice Diane Fanning, et vir	SAME	033-16-0-
206 Slayton Drive	103 Nan Drive	243.00
Madison, TN 37115-2334	Hendersonville, TN 3707	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Fred K. Haston and wife, Norine V. Haston,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alice Diane Fanning and Bobby Dean Fanning, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73-B on the Plan of Zone Lot Division Lots 72, 73, 87, & 88 Section 1, Primrose Meadows of record in Plat Book 5800, Page 311, 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 a portion of the same property conveyed to Fred K. Haston and wife, Norine V. Haston by Successor Trustee's deed from Charles S. Sanger of record in Book 7987, page 740 Register's Office for Davidson County , Tennessee, dated November 13, 1989 and recorded on November 20, 1989.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **206 Slayton Drive, Madison, TN 37115-2334.**

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 and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of December, 2016.

Fred K. Haston

Norine V. Haston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Fred K. Haston and wife, Norine V. Haston**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of December, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN