NEW OWNER:

Ashlee J. Trott
Joseph M. Lurgio
215 Walton Lane
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1035

BILL GARRETT, Davidson County
Trans:T20160111329 DEEDWARR
Recvd: 12/19/16 12:45 3 pgs
Fees:18.00 Taxes:1035.63

20161219-0132921

Map 051, Group 15-0-C, Parcel 002.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($279,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER FRAZIER AND CASSI FRAZIER, husband and wife,**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ASHLEE J. TROTT, A SINGLE WOMAN, AND JOSEPH M. LURGIO, A SINGLE MAN, as joint tenants with rights of survivorship,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Cluster Lot Development Revised Final Plat for Section 1, Walton Oaks Subdivision, and of record in Instrument No. 20011026-0117176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Frazier and Cassi Frazier, husband and wife, by Warranty Deed from Refreshco, LLC, a Tennessee Limited Liability Company, dated June 29, 2015, and of record in Instrument No. 20150701-0063825, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 215 Walton Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **December, 2016**.

CHRISTOPHER FRAZIER

CASSI FRAZIER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHRISTOPHER FRAZIER AND CASSI FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 279,900.00 .

AFFIANT

Sworn to and subscribed to before me this 14TH day of December, 2016.

NOTARY PUBLIC

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017