RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$298,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of June, 2017

Notary Public
My Commission expires: 8-20-2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tiffany Williams	BancorpSouth Mortgage Loans	11803013300
2767 Rosedale Place	2778 West Jackson Street Building C, 2nd Floor	
Nashville, TN 37211	Tupelo, MS 38801	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Laura F. Shansky, formerly known as Laura B. Frazier**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tiffany Williams, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Phase Two, Rosedale Place, of record in Book 11190, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laura B. Frazier and Kevin E. Frazier, as joint tenants in common, from Kathryn G. Hobbs and David T. Hobbs, wife and husband, by Warranty Deed on June 30, 2010, of record in Instrument Number 20100706-0052821, Register's Office for Davidson County, Tennessee. Further conveyed to Laura B. Frazier from Kevin E. Frazier by Quitclaim Deed on July 1, 2011, of record in Instrument Number 20110707-0052175, Register's Office for Davidson County, Tennessee.

The said Laura F. Shansky and Laura B. Frazier are one in the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 11190, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2767 Rosedale Place, Nashville, TN 37211-2080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

BILL GARRETT, Davidson County
Trans:T20170058079 DEEDWARR
Recvd: 07/07/17 10:57 2 pgs
Fees:13.00 Taxes:1102.60
20170707-0068419

WITNESS our hands this June 21, 2017.

Laura F. Shansky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura F. Frazier, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. * now known as

WITNESS my hand and Official Seal at office this June 21, 2017 Laura F. Shansky

My commission expires: June 14, 2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY