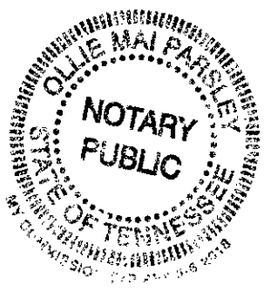
89

Bill Garrett Davidson County
Batch# 31828 DEEDWARR
11/30/2017 02:32:04 PM 2 pgs
Fees: $13.00 Taxes: $687.83
20171130-0122389



STATE OF TENNESSEE 20919
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00

Kaitlyn Elizabeth Lassiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Kaitlyn Elizabeth Lassiter	Send Tax Bills To: Franklin American Mortgage Co.
(Name) 317 Aurora Avenue	(Name) 6100 Tower Circle, Suite 600
(Street Address or Route Number) Madison, TN 37115-2440	(Street Address) Franklin, TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 03414005400

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, I/WE, Rita A. Frensley, Trustee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kaitlyn Elizabeth Lassiter, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lot 84, Stanley Heights Subdivision as shown on plan of record in Plat Book 3300, page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to The James H. Frensley, Jr. and/or Rita A. Frensley Revocable Living Trust, through James H. Frensely, Jr. and Rita A. Frensley, Trustees, by Quitclaim Deed from James H. Frensley, Jr. and Rita A. Frensely, filed of record in Instrument No. 20140303-0017745, Register's Office for Davidson County, Tennessee.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 317 Aurora Avenue, Madison, TN 37115.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 28th day of November, 2017.

Seller Rita A. Frensley Trustee by: Lea Ann Baxter, Attorney in Fact
Rita A. Frensley, Trustee
by: Lea Ann Baxter, Attorney in Fact

20919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lea Ann Baxter**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Rita A. Frensley, Trustee,** and acknowledged that she executed the same as the free act and deed of the said Rita A. Frensley, Trustee, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **Grantor**.

Witness my hand and official seal this 28th day of November, 2017

Notary Public

My Commission Expires:
3/6/18

