Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-3399

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2020

Notary Public

Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 358073 DEEDWARR
02/13/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200213-0016708

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christina Brown 5424 Stone Box Lane Brentwood, TN 37027	Liberty Financial 1200 Forest Bridge Rd Louisville, KY 40223	160-11-0B-015.00-CO

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, I/WE,

Richard Scott Frisius and wife, Sharon Elizabeth Presley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina B. Brown, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Stone Box Creek of record in Plat Book 6900, Page 103, as amended by Surveyor's Certificate of Correction of recorded in Book 7048, Page 81, 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 Richard Scott Frisius and wife, Sharon Elizabeth Presley by Warranty deed from Scot M. Larson and wife, Sheila L. Larson of record in Instrument No. 20160609-0058506 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 09, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5424 Stone Box Lane, Brentwood, TN 37027

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

Dated this the 12 th day of February, 2020.

Richard Scott Frisius
By: Sharon Presley, attorney in fact
Richard Scott Frisius

Sharon Elizabeth Presley
Sharon Elizabeth Presley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Elizabeth Presley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12 th day of February, 2020.

Clint Brumit
Notary Public
My Commission Expires: 11/14/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Sharon Presley, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Richard Scott Frisius as his true and lawful attorney in fact and acknowledged that she executed the same as the free act and deed of Richard Scott Frisius. as referenced by power of attorney of record in Instrument No. 202002130016707 gister's Office for Davidson County, Tennessee.

Witness my hand and seal, at office, on this the 12th day of February, 2020.

Clint Brumit
NOTARY PUBLIC
Commission Expiration: 11/14/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY