WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Teresa Dawn Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 7/26/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
WILSON & WEISS ASSOCIATES, LLC
7100 EXECUTIVE CENTER
SUITE 150
BRENTWOOD, TN
B-2356

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Timothy Freeman	Franklin American Mortgage Company	96-1-101
(NAME)	(NAME)	
2728 Bluefield Avenue	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Alfred O. Hibler II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Timothy Freeman and wife, Teresa Dawn Freeman, 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:

Being the east 55 feet front and 30 feet rear of lot 22 and the west 20 feet front and 30 feet rear of lot No. 23, on the map of Bluefields, of record in Book 843, Page 16, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the northly side of Bluefield Avenue and runs back 236 feet more or less on the westerly line of part of lot No. 22 and 237 feet, more or less on the easterly line of part of lot No. 23, to a deed line on which it measures 60 feet.

Being the same property conveyed to A.O. Hibler, II and wife Drue Ann Hibler, by deed of record in Book 5276, Page 398 and further conveyed to A.O. Hibler, II through a quit claim deed in Book 5923, Page 234 and then being conveyed to Alfred O. Hibler through another quitclaim deed Instrument No. 20010221-0016440, Register's Office for Davidson County, Tennessee. The said A.O. Hibler, II and Alfred O. Hibler, II being one and the same.

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

unimproved ☐
This is improved ☒ property, known as 2728 Bluefield Avenue, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 08/31/01 15:37 2pgs
Fees:13.00 Taxes:481.00
20010831-0094905

Witness my/our hand(s) this 23rd day of August, 2001.

Alfred O. Hibler II

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 Alfred O. Hibler, II with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.