Davidson County DEEDWARR
Recvd: 09/09/08 10:44 2 pgs
Fees:13.00 Taxes:560.18
20080909-0092131

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CANDICE S. MARABLE	Elite Home Loans Inc.	**164-13-0-054.00**
(NAME) **5748 CEDAR ASH CROSSING**	(NAME) 109 Westpark Dr. # 310	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LESLIE P. FREEHLING AND WIFE, KAY H. FREEHLING,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDICE S. MARABLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 241 on the Plan of Asheford Crossing, Section Two, as of record in Plat Book 9700, page 113, revised by Plat Book 9700, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie P. Freehling and Kay H. Freehling, husband and wife, from Kristy L. Thomas, unmarried, by deed dated March 3, 2006 of record in Instrument #20060403-0037751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 9700, page 113 and revised by Plat Book 9700, page 171; Charter for Asheford Crossing Homeowners Association, Inc. of record in Book 9651, page 895; Restrictive covenants of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 11353, page 575, Book 10640, page 941, Book 10717, page 97, Instrument #20010418-0038191, Instrument #20001018-0103441, and By-Laws of record in Book 9651, page 925, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney being recorded simultaneously herewith of record in Instrument #20080909-0092129 and Instrument #20080909-0092130 said Register's Office.

unimproved ( )
This is improved(X) property, known as **5748 CEDAR ASH CROSSING, ANTIOCH, TN 37013**
(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.

Witness our hands this 29th day of August, 2008.

Leslie P. Freehling by Renee Lassinger Attorney-in-fact

LESLIE P. FREEHLING
By: Renee Lassinger, Attorney in Fact for
Leslie P. Freehling

Kay H. Freehling by Renee Lassinger Attorney in fact

KAY H. FREEHLING
By: Renee Lassinger, Attorney in Fact for
Kay H. Freehling

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of August, 2008, before me personally appeared Renee Lassinger, Attorney in Fact for Leslie P. Freehling and Kay H. Freehling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leslie P. Freehling and Kay H. Freehling, and who acknowledged that she executed the same as the free act and deed of Leslie P. Freehling and Kay H. Freehling.

Witness my hand and official seal at office this 29th day of August, 2008.

My commission expires: **August 23, 2011**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN