File No. 210010324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/17/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100007078 DEEDWARR
Recvd: 02/04/10 10:44 2 pgs
Fees:13.00 Taxes:925.00
20100204-0008960

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brody Luke Trainer	Brody Luke Trainer	10504025900
(NAME)	(NAME)	
Brody Trainer	320 Gallatin Pike S	
(ADDRESS)	(ADDRESS)	
320 gallatin Pk South	Nashville TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Freeman Investment, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Brody Luke Trainer**, hereinafter called the **Grantee**, His 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 Nos 19 and 20 on the plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Freeman Investment, LLC by Deed from Trailer Lease, Inc., of record at Instrument No. 20100204-0008959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Property taxes for the year(s) 2010 and thereafter, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 81 Trimble Street, Nashville, TN
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 27th day of January, 2010.

Freeman Investment, LLC

By: Lucy Freeman

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Freeman, with whom I am personally acquainted and who proved herself to be the Managing Member of Freeman Investment, LLC, a Tennessee limited liability company, and who, being authorized to do so, acknowledged she executed the foregoing instrument for purposes therein contained.

Witness my hand at office this 27th day of January, 2010.

Commission expires:

9/23/13

Notary Public

File Number: 210010324

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

