# WARRANTY DEED

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Kenneth Swego
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

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

Return To:

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricky Free | Churchill Mortgage Corporation | 72-12-127 |
| (NAME) | (NAME) | |
| 2412 Inga Street | 7101 Old Hickory Blvd., Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 | Brentwood, TN 37027 | |
| (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, Wendy J. Knight and Christopher Knight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Free and Kelly Free, husband and wife, 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 Lot No. 49 and the northerly half of Lot No. 48 on the Map of Springdale Subdivision as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee. Said Lot No. 49 and the northerly half of Lot No. 48 fronts together 75 feet on the easterly side if Inga Avenue and run back on the northerly line 222 feet to the center of a drain shown on said map, and runs back on the southerly line 232 feet and measures 75 feet on the rear line.

BEING Lot No. 47 and the southerly half of Lot No. 48 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS LOT NO. 47, which is described in a conveyance by deed of record in Instrument No. 20030214-0020186.

Being the same property conveyed to Wendy J Knight and husband Christopher Knight, by deed of record in Instrument No. 20030321-0037542 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2412 Inga Street, Nashville, TN 37206
(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.

BILL GARRETT, Davidson County
Trans: T20100032332 DEEDWARR
Recvd: 05/28/10 13:09 2 pgs
Fees: 13.00 Taxes: 647.50
20100528-0041388

Witness our hands this 25th day of May, 2010.

Wendy J. Knight

Christopher Knight

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 Wendy J Knight and Christopher Knight 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2010.

Commission expires: 5/6/2013

Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Return To:

**Advantage Title & Escrow**
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067