RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **7/01/2011** Notary Public MY COMMISSION EXPIRES: 12-2-14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110044749 DEEDWARR
Recvd: 07/25/11 11:01 2 pgs
Fees:13.00 Taxes:569.43
20110725-0056674

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122

File #**11-0103**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Freuberg and Kristin May Benson	Wells Fargo Bank, N.A.	**063-16-0B-12500 CO**
(NAME) **529 Granwood Blvd.**	(NAME) P.O. Box 5708	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS) Springfield, OH 45501	
(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, **Edmund R. Giles and wife, Yuvitta P. Giles,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel T. Freuberg, unmarried and Kristin May Benson, unmarried,** 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 207, HAMPTON PARK (FORMERLY CHITWOOD DOWNS, a Planned Unit Development), as shown on plat of record in Plat Book 6900, Pages 550-552 and amended in Book 8110, Page 401, and Certificate of Correction in Book 7462, page 445 and by Amendment to Change Name in Book 8181, page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edmund R. Giles and wife, Yuvitta P. Giles by Deed from Fox Ridge Homes, Inc., recorded on the 21st day of May, 1996 in Deed Book 10055, Page 742, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **529 Granwood Blvd., Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **July, 2011**.

Edmund R. Giles

Edmund R. Giles

Yuvitta P. Giles

Yuvitta P. Giles By Edmund R. Giles As Attorney In Fact

By: Edmond Giles, As Attorney In Fact

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Edmund R. Giles**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **July, 2011**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared Edmond Giles, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Yuvitta Giles, (a/k/a Yuvitta P. Giles) and who acknowledged that he executed the same as the free act and deed of the said Yuvitta Giles, (a/k/a Yuvitta P. Giles) by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office..

Witness my hand and official seal this 1st day of July, 2011.

* 20110725005663

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY