THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY.
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***142,000.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 2012.

Notary Public

My Commission Expires: 10-19-13

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291.1402

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

ADDRESS OF NEW OWNER

Daniel Freeman
1916 Streamfield Court
Antioch, Tennessee 37013

SEND TAX BILLS TO

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP & PARCEL NOS.

MAP 149-10-0
PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand and 00/100 Dollars ($***142,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Neil Einstman, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Daniel Freeman and Karen M. Freeman, 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. 37 on the Plan of Hunters Run, Section Four, of record as Instrument No. 20011207-0135040 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Neil Einstman by Special Warranty Deed dated August 15, 2011, from Deutsche Bank Trust Company Americas as Trustee of record as Instrument No. 20110823-0065083 in the Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the personal residence of the Grantor or his spouse.

This is improved property known as 1916 Streamfield Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20120004443 DEEDWARR
Recvd: 01/19/12 10:50 2 pgs
Fees:13.00 Taxes:525.40
20120119-0005274

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Hunters Run, Section Four, of record as Instrument No. 20011207-0135040 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever 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, the GRANTOR has executed this instrument on this the 17 day of January, 2012.

Neil Einstman

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 Neil Einstman, the bargainor, 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 purposes therein contained.

Witness my hand and official seal this 17 day of January, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY