BILL GARRETT, Davidson County
Trans:T20120008880 DEEDWARR
Recvd: 02/06/12 11:40 2 pgs
Fees:13.00 Taxes:684.50
20120206-0010463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy L. Parker, a single man	Prime lending (NAME)	01500026400
2663 Union Hill Road (ADDRESS)	18111 Preston Rd. Ste 900 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Dallas, TX 75151 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Connie Lee Freeland and Stephen Randall Freeland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy L. Parker, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT TWO ON AN UNRECORDED SURVEY OF THE DIVISION OF A PORTION OF THE HOLLIS E. BINKLEY AND WIFE, GRACE LEE BINKLEY PROPERTY, BY GREGORY UNDERWOOD, SURVEYOR, 9086 OLD HARDING ROAD, FRANKLIN, TENNESSEE, 37064, LICENSE NO. 1299, DATED MARCH 19, 1992, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF HOLLIS BINKLEY'S (BOOK 6331, PAGE 461, R.O.D.C.) 60.26 ACRE TRACT OF WHICH THIS DESCRIBED TRACT IS A PORTION OF, SAID IRON ROD BEING IN THE SOUTHEASTERLY RIGHT OF WAY OF UNION HILL ROAD; THENCE WITH SAID RIGHT OF WAY N 47 DEG. 41 MIN. 59 SEC. E. 388.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 03 DEG. 11 MIN. 01 SEC. A RADIUS OF 1,583.96 FEET, A LENGTH OF 88.01 FEET TO AN IRON ROD (NEW) THE TRUE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE WITH THE SOUTHEASTERLY RIGHT OF WAY OF UNION HILL ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 04 DEG. 58 MIN. 30 SEC. A RADIUS OF 1,583.96 FEET, A LENGTH OF 137.54 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID RIGHT OF WAY S 37 DEG. 27 MIN. 26 SEC. E. 985.01 FEET TO AN IRON ROD (NEW); THENCE S 20 DEG. 19 MIN. 00 SEC. W 343.00 FEET TO AN IRON ROD (NEW); THENCE N 29 DEG. 44 MIN. 05 SEC. W. 1,153.29 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.006 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CONNIE BINKLEY HALEY AND HUSBAND, LARRY HALEY BY QUITCLAIM DEED FROM HOLLIS EVERETT BINKLEY AND WIFE, GRACIE LEE BINKLEY OF RECORD IN BOOK 8676, PAGE 841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO CONNIE LEE BINKLEY HALEY BY DIVORCE DECREE OF RECORD BY INSTRUMENT NO. 20000808-0078715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO CONNIE LEE FREELAND AND HUSBAND, STEPHEN RANDALL FREELAND BY QUITCLAIM DEED FROM CONNIE LEE BINKLEY HALEY, NOW BEING CONNIE LEE FREELAND OF RECORD BY INSTRUMENT NO. 20060503-0050869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2663 Union Hill Road, Joelton, TN 37080

WARRANTY DEED
(Continued)

(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 my/our hand(s) this 31st day of January, 2012.

Connie Lee Freeland

Connie Lee Freeland

Stephen Randall Freeland

Stephen Randall Freeland

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Lee Freeland and Stephen Randall Freeland, the herein bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Signature Title Services, LLC
4711 Trousdale Drive, Ste. 120
Nashville, TN 37220