Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2012.

Notary Public

WARRANTY DEED

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRES-12-2814

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy D. Freeman	New Owner	
2814 A Westwood Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-14-308.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAY JAKUBIAK AND WRENNE JAKUBIAK, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY D. FREEMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30-B, BELAIR SUBDIVISION, ZONE LOT DIVISION OF A PORTION OF LOT 30, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 6, AMENDED IN PLAT BOOK 6900, PAGE 872, 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 RAY JAKUBIAK AND WRENNE JAKUBIAK, HUSBAND AND WIFE BY WARRANTY DEED FROM CLINTON JAMES DEVIN AND JESSICA KOCH SCHEFTER N/K/A DEVIN, RECORDED ON THE 26TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070926-0114741, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 6 AMENDED IN BOOK 6900, PAGE 872 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2814 A Westwood Avenue, Nashville, Tennessee 37212
(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), their 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), 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:T20120066394 DEEDWARR
Recvd: 09/05/12 10:16 2 pgs
Fees:13.00 Taxes:814.00
20120905-0080084

Witness my/our hand(s) this 30th day of August, 2012.

Ray Jakubiak

Wrenne Jakubiak

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Jakubiak and Wrenne Jakubiak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903