This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121308

BILL GARRETT, Davidson County
Trans:T20120086325 DEEDWARR
Recvd: 11/13/12 10:36 2 pgs
Fees:13.00 Taxes:765.90
20121113-0104127

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro Ste. 100
San Antonio, TX 78216

New Owner is:
Eric A. Kambestad
317 Shady Creek Lane
Nashville, TN 37211

MAP: 161-13-0B-317.00 CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia V. Freeman Trustee of The Patricia V. Freeman Revoccable Trust ,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric A. Kambestad and wife, Kaitlyn Kambestad**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **317 Shady Creek Lane, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 317 of Creekside of Brentwood, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Creekside of Brentwood, of record in Instrument Number 20050204-0013611 as amended in Instrument Numbers 20050329-0034131 and 20050822-0100021, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Final Plat of Creekside at Brentwood as shown on plat of record in Instrument No. 20090730-0071237, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Patricia V. Freeman, Trustee of the Patricia V. Freeman Revocable Trust dated October 3, 2008, by Warranty Deed from Patricia Vogel Freeman, dated 10/7/08 and recorded 10/20/08 in Instrument No. 20081020-0105197; and being the same property previously conveyed to Patricia Vogel Freeman, by Warranty Deed from Ryan H. Ganiko, dated 4/28/08 and recorded 4/30/08 in Instrument No. 20080430-0044006, in the Register's Office of Davidson County, Tennessee.

PVF
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of November, 2012.

GRANTOR(S):

Patricia V. Freeman

PATRICIA V. FREEMAN

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia V. Freeman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of November, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

_____
NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$207,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 7th day of November, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

_____
NOTARY PUBLIC
My commission expires:_____