THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30995-01-2013** BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 14 day of February, 2013. Notary Public My Commission Expires: 1-9-16 JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Matthew T. Carden, Kerry J. Carden 4821 Belmont Park Terrace Nashville, TN 37215	**Send Tax Bills To:** OWNER	**Tax Information:** Map and Parcel No.: 131 150 06600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David S. Freeman and wife, Melissa Ellis Freeman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew T. Carden and wife, Kerry J. Carden** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4821 Belmont Park Terrace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2013.

David S. Freeman

Melissa Ellis Freeman

BILL GARRETT, Davidson County
Trans:T20130013018 DEEDWARR
Recvd: 02/15/13 09:35 2 pgs
Fees:13.00 Taxes:1813.00
20130215-0015505

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David S. Freeman and Melissa Ellis Freeman**, 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, at office, this 14th day of February, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 and a portion of Lot No. 4 on the revised plan of Lot No. 1 Harpeth Acres, Section III, and Lots 3, 4, 5 and 6, Harpeth Acres, Section IV, of record in Book 2083, page 99, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly right-of-way of Belmont Park Terrace, the common front corner of Lots Nos. 3 and 4 on said plan; thence westwardly 338.8 feet, more or less, to a point in the rear line of Lot No. 4, said point being 20 feet north of the common rear corner of Lots Nos. 3 and 4; thence southwardly 137.0 feet to a point, the southwesterly corner of Lot No. 3 and the northwesterly corner of Lot No. 1; thence eastwardly along the southerly line of Lot No. 3, 346.7 feet to a point in the westerly right-of-way of Belmont Park Terrace; thence northwardly with said right-of-way 156.0 feet to the point of beginning.

Being the same property conveyed to David S. Freeman and wife, Melissa Ellis Freeman, by deed dated March 5, 1999, from Lynn M. Williams, unmarried, of record in Book 11397, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees. Map and Parcel No. 131 150 06600.
2. All matters appearing on the Plan of record as Book 2083, page 99, Register's Office for Davidson County, Tennessee.