# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

KATHRYN MICHELLE CASSIDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires AUG 23

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela Freeman | Same | 147-7-B-9 CO |
| (NAME) | (NAME) | |
| 4958 Edmondson Pike B9 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brandy O'Neal (F/K/A Brandy Morton) and husband, Zachary O'Neal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela Freeman, unmarried, 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:

Land in Davidson County Tennessee, being Unit B-9, Parcel No. 9 on the Plan of Woodlea Place Town homes of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brandy Morton, unmarried, by deed from PAM, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20080717-0073490 Register's Office for Davidson County, Tennessee. Brandy Morton is now married to Zachary O'Neal and is known as Brandy O'Neal. The said Zachary O'Neal hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to The Plan of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5197, Page 544, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1715, Page 537, Book 1850, Page 566 and Book 2595, Page 381, Register's Office for Davidson County, Tennessee. Deed of Homeowners Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Book 6636, Page 970, Register's Office for Davidson County, Tennessee. Utility Easement if record in Book 3255, page 532, Register's Office for Davidson County, Tennessee. Restrictions in Deed of record in Book 1629, Page 115, Book 1726, Page 379, Book 1729, Page 195 and Book 4750, Page 536, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike B9, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20130025980 DEEDWARR
Recvd: 04/01/13 14:26 2 pgs
Fees:13.00 Taxes:196.10

20130401-0031629

Witness my hand this 21st day of March, 2013.

Brandy Oneal FKA Brandy Morton — Zachary Oneal by Brandy Oneal attorney in-fact

Brandy O'Neal F/K/A Brandy Morton

Zachary O'Neal by Brandy O'Neal, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandy O'Neal, 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 at Franklin, Tennessee this 21st day of March, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of March 2013 before me personally appeared Brandy O'Neal, the person who executed the foregoing instrument on behalf of Zachary O'Neal, and acknowledged that she executed the same as the free act and deed of the said Zachary O'Neal, through Power of Attorney granted 03/20/13 by the said Zachary O'Neal.

Witness my hand and official seal at Franklin, Tennessee this 21st day of March, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017