PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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BILL GARRETT, Davidson County

Trans:T20130044640 DEEDWARR

Recvd: 05/29/13 13:33 2 pgs

Fees:13.00 Taxes:333.00

20130529-0054003

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52595

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Freedom Properties, LLC 2000 Mallory Lane, Suite 130-140 Franklin, Tennessee 37067	New Owner

TAX MAP-PARCEL NUMBERS: 82-4-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eldon Spraker, III**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Freedom Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 210, all of Lot 211 and the northerly 3 feet of Lot No. 212 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 211 and said parts of Lot Nos. 210 and 212 adjoin and front together 44 feet on the westerly side of North Seventh Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Eldon Spraker, III by deed from Leland D. Watts, dated April 9, 2012, recorded April 10, 2012 in Instrument No. 20120410-0030512, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as: 1114 N 7th Street, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2013.

Eldon Spraker, III

State of TENNESSEE
County of DAVIDSON

On this 22nd day of May, 2013 , before me the undersigned authority, personally appeared Eldon Spraker, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Sworn and subscribed before me this the 22nd day of May, 2013

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Notary Public