Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13040012

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF July, 2013.

NOTARY PUBLIC

My Commission expires: 4/28/14

Address of New Owner
Sarah Kelly
4458 Pond Creek
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
086-016.00 - Cheatham
099-00-0-001.01 - Davidson

BILL GARRETT, Davidson County
Trans:T20130060439 DEEDWARR
Recvd: 07/16/13 10:32 2 pgs
Fees:12.00 Taxes:0.00
20130716-0073341

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Gary Robert Freeman, Jr. and Ashley Freeman, husband and wife,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Sarah Kelly, unmarried GRANTEE** herein, the following described:

A certain tract or parcel of land in Davidson and Cheatham Counties, State of Tennessee, described as follows, to-wit:

Land located in the 9th Civil District of Cheatham County, Tennessee and the 35th Councilman District of Davidson County, Tennessee on the easterly margin of pond creek road and bounded on the north and west by warren, on the north by Jenkins, on the east and south by Whaley and described according to a survey dated 11-7-06 by Kenneth W. Morton, TN.R.L.S. NO. 623 as follows:

Beginning at a iron rod (new) on the fast margin of pond creek road on the north side on a concrete driveway, said point being the southwest corner of Jesse C. Warren, Jr. (Book 181, Page 233 R.O.C.C., TN.) and the northwest corner of the herein described land; thence leaving said road margin with the southerly line of warren South 66 degrees 25' 00" East 128.70 feet to an iron rod (new) on the north side op said driveway; thence continuing with warren South 39 degrees 55' 00" East 258.20 feet to an iron rod (new) on the north side of a farm road; thence South 56 degrees 42' 02" East 91.41 feet to an iron rod (old) in a fence line, said point being the south east corner of Jesse C. Warren, Jr. (Book 8283, Page 246 R.O.D.C, TN.); thence with the easterly line warren North 30 degrees 21' 51" East 685.94 feet to an iron rod (old) in a fence line, said point being in the southerly line ok Tony R. Jenkins (instrument #20000609-00580445 R.O.D.C, TN.) and the northeast corner of warren; thence with the southerly line of Jenkins North 87 degrees 29' 00" East 270.00 feet to an iron rod (new) in a fence line, said point being the northeast corner of the herein described land; thence with three new lines severing the land of Edna W. Whaley, Trustee (Book 11514, Page 311 R.G.D.C., TN.) South 31 degrees 12' 52" West 857.74 feet to an iron rod (new) by a fence corner post on the south side of a farm road, said point being the southeast corner of the herein described land; thence with a fence line North 61 degrees 03' 28" West 221.64 feet to an iron rod (new) by a fence corner post; thence North 75 degrees 09' 51" West 397.60 feet an iron rod (new) in the easterly margin of pond creek road and the southwest corner of the herein described land; thence with the margin of said road North 14 degrees 42' 00" East 191.87 feet to an iron rod (old) on the south side of a concrete driveway thence North 03 degrees 54' 00" West 35.00 feet to the point of beginning and containing 5.26 acres more or less.

This conveyance is made subject to an Ingress/Egress and Maintenance Agreement of record in Instrument No. 200603150030095, Register's Office for Davidson County, Tennessee, and in survey easement in Book 1, Page 519, Register's Office for Cheatham County, Tennessee, and further made subject to the rights of others in

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 184328 10.00
Rec'd: 684.50
State: 1.00
Clerk: 2.00
Other:
Total: 697.50

Instrument #: 145361
Recorded
7/8/2013 at 12:49 PM
in Record Book
445 685-690

Instrument No. 20061222-0158609, Register's Office for Davidson County, Tennessee, and of record in Record Book 229, Page 146, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Ashley Freeman and Gary Robert Freeman, Jr., wife and husband, by Deed from Ashley Freeman f/k/a Ashley Adams and Gary Robert Freeman, Jr., husband and wife, dated 03/26/09 and recorded on 04/15/09 in Record Book 317, Page 455, Register's Office for Cheatham County, Tennessee. Further being the same property conveyed to Ashley Adams and Gary Robert Freeman, Jr., by Deed from The Edna W. Whaley Revocable Living Trust UAD 6/7/99 as amended 10/28/02 and 6/1/05, by and through Patricia Hess and Wanda Warren, Co-Trustees, dated 05/21/07 and recorded on 05/23/07 in Record Book 248, Page 191, Register's Office for Cheatham County, Tennessee and by deed of record in Instrument No. 20070530-0064154, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4458 Pond Creek, Pegram, TN 37143

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. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee her 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.

IN WITNESS WHEREOF, **Gary Robert Freeman, Jr. and Ashley Freeman** have caused this instrument to be executed, this the 5 day of July, 2013.

Gary Robert Freeman, Jr.

Ashley Freeman

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gary Robert Freeman, Jr. and Ashley 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.

This the 5 day of July, 2013.

My commission Expires: 4/29/14

NOTARY PUBLIC

LEWIS MOORE McCOY
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE