WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085611 DEEDWARR
Recvd: 10/03/13 12:38 2 pgs
Fees:13.00 Taxes:425.50
20131003-0103982

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH day of **September, 2013.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Rice	Peoples Home Equity, Inc., And/Or The Secretary Of	096 06 0 077.00
(NAME)	(NAME)	
2908 McCampbell Avenue	5205 Maryland Way #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Bernard Freeland**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Rice, 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:

Escrow No.: **HF13-3864**

Land in Davidson County, Tennessee, being Lot No. 2 of the Plan of Clover Hill, Section 1, of record in Book 2083, page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bernard Freeland by deed from Kevin J. Jones, Substitute Trustee dated July 23, 2012, of record in Instrument No. 20120723-0064364, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Lawrence Ozobu by Quitclaim Deed from Austine Ozobu dated December 19, 2011 of record in Instrument No. 20111219-0098697, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Austine Ozobu and Lawrence Ozobu by Quitclaim Deed from Austine Ozobu and John Ben Lwu dated November 17, 2010 of record in Instrument No. 20101208-0097774, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

unimproved ☐
This is improved X property, known as 2908 McCampbell Avenue, Nashville, TN 37214

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, has 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.

Witness our hands this 25th day of September, 2013.

Bernard Freeland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bernard Freeland**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2013.

Notary Public

My commission expires:

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122