BILL GARRETT, Davidson County
Trans:T20130086035 DEEDWARR
Recvd: 10/04/13 12:18 2 pgs
Fees:13.00 Taxes:980.50
20131004-0104524

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gr
this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 30 day of September, 2013.

Notary Public
My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth M. Peace #2 (A) (P) 508 Madison Street, Unit 208 Nashville TN 37208	New Owner	082130D20800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Wayne Freeman, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Elizabeth M. Peace, single woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 208, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740 and amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Wayne Freeman, an unmarried man by deed dated October 3, 2007 from Germantown Madison Square, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071008-0119665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20061019-0129740 and amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Germantown Madison Square Condominiums 3) Charter of Germantown Madison Square Condominiums Homeowner's Association of record in

Instrument No. 20060929-0120772

This property is improved property known as 508 Madison Street, #2 Unit 1208, Nashville, Tennessee 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 25 day of September, 2013.

Wayne Freeman

Wayne Freeman

Jennifer L. Freeman

Jennifer L. Freeman, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

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 Wayne Freeman and Jennifer L. Freeman , the bargainor(s), 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 Brentwood, Tennessee, this 25th day of September, 2013.

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 07890