WARRANTY DEED

JTG-13-9573

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Freeman	William H. Freeman	
3810 Bedford Avenue, Suite 300 (ADDRESS)	3810 Bedford Avenue, Suite 300 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	16800016400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD W. HILLIARD AND WIFE, LINDA K. HILLIARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. FREEMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 9TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A DECEMBER 28, 1979 SURVEY BY JOHN B. KOHL, III, TENNESSEE REGISTERED LAND SURVEYOR NO. 100, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SOUTH HARPETH ROAD AT THE MOST SOUTHERLY CORNER OF THE WILLIAM D. TAYLOR PROPERTY (BOOK 3370, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY); THENCE, WITH TAYLOR'S SOUTHEASTERLY PROPERTY LINE, N 64 DEG. 35' 22" E 697.61 FEET TO A NORTHWESTERLY CORNER OF THE FRANK E. LIGGETT PROPERTY (BOOK 3979, PAGE 597, SAID REGISTER'S OFFICE); THENCE, WITH SOUTHWESTERLY AND NORTHWESTERLY PROPERTY LINES OF LIGGETT, S 26 DEG. 50' 0" E 204.42 FEET, S 67 DEG. 22' 41" W 594.43 FEET, S 32 DEG. 48' 16" W. 49.28 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD; THENCE, WITH SAID CENTERLINE N 57 DEG. 11' 48" W 24.79 FEET TO A POINT; THENCE, CONTINUING WITH SAID CENTERLINE ALONG A 671.359 FOOT RADIUS CURVE TO THE RIGHT, NORTHWESTWARDLY 197.58 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TODD W. HILLIARD AND WIFE, LINDA K. HILLIARD BY WARRANTY DEED FROM DANIEL H. COOK AND WIFE, PATRICIA M. COOK, DATED APRIL 17, 2013 AND FILED FOR RECORD ON APRIL 19, 2013 IN INSTRUMENT 20130419-0039177 AND CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED IN INSTRUMENT NO. 20131105-0114543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 9573 S. Harpeth Road, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20130094325 DEEDWARR
Recvd: 11/05/13 08:03 2 pgs
Fees:13.00 Taxes:860.25
20131105-0114544

Witness my/our hand(s) this 1st day of November, 2013.

Todd W. Hilliard

Linda K. Hilliard

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd W. Hilliard and Linda K. Hilliard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2013.

Notary Public

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903