WARRANTY DEED

File #13103531

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane T. Kelly-Eversum	Poli Mortgage Group, Inc.	164-12-0A-042.00
(NAME)	(NAME)	
3409 Snowglade Gap	685 Canton Street, Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Norwood, MA 02062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeanne B. Nix, now Jeanne Freeman, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane T. Kelly-Eversum,** 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:

Being Lot No. 42, on the plan of Final Plat, Weatherstone, a Planned Unit Development, as the same appears of record in Instrument No. 200209260117440, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jeanne B. Nix, Unmarried, by deed from Jerry Butler Builders, dated 01/30/2004, of record in Instrument No. 20040213-0017673, said Register's Office. The said Jeanne B. Nix having since married and is now known as Jeanne Nix Freeman.

****John Freeman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property****

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20020926017740, said Register's Office.; PUD Boundary plat in Instrument No. 20020718-0086527, said Register's Office.; Road Agreement & Sewer Easement as of record in Instrument No. 20040416-0043248, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20020626-0076469, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20020611-0071030, 20031015-0152650, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3409 Snowglade Gap, Antioch,TN,37013

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130095244 DEEDWARR
Recvd: 11/07/13 11:04 2 pgs
Fees:13.00 Taxes:425.13

20131107-0115593

Witness our hands this 31st day of October, 2013.

Jeanne B. Nix, now known as Jeanne Freeman

John Freeman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jeanne Freeman and John Nix Freeman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of October, 2013.

Commission expires:

8/16/14

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130