BILL GARRETT, Davidson County
Trans:T20130101331 DEEDWARR
Recvd: 12/03/13 10:39 2 pgs
Fees:13.00 Taxes:867.65
20131203-0122899

WARRANTY DEED

R-VRES-13-0307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Richard L. Freeman	Metropolitan Bank	
307 Manchester Avenue	(NAME) 3500 Lakeland Drive Suite 501	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Flowood, MS 39232	083-02-0-301.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNA SIGLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD L. 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66 ON THE PLAN OF BEAUMONT PLACE, OF RECORD IN PLAT BOOK 332, PAGE 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RALPH K. GRIFFIN, AN UNMARRIED MAN BY WARRANTY DEED FROM BRUCE R. WATKINS AND WIFE, NELLIE MAI WATKINS, OF RECORD IN BOOK 2144, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 21, 1958 AND RECORDED APRIL 29, 1958. THE SAID RALPH K. GRIFFIN DIED ON JANUARY 3, 2006 AND BY HIS LAST WILL AND TESTAMENT FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION), DOCKET NO. 06P-546, DEVISED THE SUBJECT PROPERTY TO LEWIS GRIFFIN, ALMA A. WHEELER, BETTY SUE MORGAN AND THELMA GRIFFIN; AND BEING PART OF THE SAME PROPERTY CONVEYED TO DONNA SIGLER BY QUITCLAIM DEED FROM LEWIS GRIFFIN, ALMA WHEELER, BETTY MORGAN AND THELMA GRIFFIN OF RECORD AT INSTRUMENT NO. 20110328-0023811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 1, 2006 AND RECORDED ON MARCH 28, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 38, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 307 Manchester Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 27th day of November, 2013.

Donna Sigler

Donna Sigler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA SIGLER, 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 27th day of November, 2013.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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