BILL GARRETT, Davidson County
Trans:T20130102644 DEEDWARR
Recvd: 12/06/13 13:46 2 pgs
Fees:13.00 Taxes:629.00
20131206-0124464

Prepared By ~~& Return To:~~
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF Nov., 2013.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
William Doy Gardner 1114 N. 7th Street Nashville, TN 37207	William Doy Gardner 1114 N. 7th Street Nashville, TN 37207	08204003600

WARRANTY DEED

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, WE,

Freedom Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Doy Gardner, unmarried (CB)

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:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 210, all of Lot 211 and the northerly 3 feet of Lot No. 212 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 211 and said parts of Lot Nos. 210 and 212 adjoin and front together 44 feet on the westerly side of North Seventh Street and run back between parallel lines 165 feet to an alley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 1114 N. 7th Street, Nashville, Davidson County, TN 37207

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.

Witness my hand this 26 day of Nov., 2013.

Kraig E. Wall, Member

Freedom Properties, LLC by
Kraig E. Wall, member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Kraig E. Wall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the member of Freedom Properties, LLC, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Freedom Properties, LLC as the authorized member.

Witness my hand and official seal at office this 26 day of Nov., 2013.

D. Gwyn
Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
267[illegible] N. Mt. Juliet Rd.
[illegible]