BILL GARRETT, Davidson County
Trans:T20140008982 DEEDWARR
Recvd: 02/07/14 10:55 2 pgs
Fees:13.00 Taxes:395.90
20140207-0010973

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13120092

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Cheryl Ann O'Brien Rowlett
Affiant

Subscribed and sworn to before me, this 5th day of February, 2014.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel L Freeman 2963 Hillhurst Dr Nashville TN 37207	~~New Owner~~ Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	Tax Parcel ID No. 06007008100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl Ann O'Brien Rowlett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel L. Freeman, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48, on the PLAN OF HILLHURST ACRES, SECTION ONE, as shown on plat of record in Plat Book 2331, Pages 50 and 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning on the southerly margin of Hillhurst Drive at the corner of Lots Nos. 48 and 49; thence with the line between said two lots southwardly 150.6 feet; thence north 74 deg. 33' W 160.5 feet to the easterly margin of Stanwyck Drive; thence with said Drive northeastwardly 171.26 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.27 feet to the southerly margin of Hillhurst Drive; thence with said Drive, eastwardly 122.75 to the beginning.

Being the same property conveyed to Bernard W. O'Brien and wife, Evelyn L. O'Brien by Warranty Deed from Sarah E. Summers, a widow, recorded on the 11th day of September, 1985 in Deed Book 6652, Page 973, in the Register's Office of Davidson County, Tennessee.

The said Benard William O'Brien having since died on or about May 12th, 1998 and Evelyn Louise O'Brien having since died on or about May 29th, 2011, leaving a Last Will and Testament dated November 3rd, 2010. The Will devised the subject property to Cheryl Ann O'Brien Rowlett.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HILLHURST ACRES, as recorded in Plat Book 2331, Page(s) 50-51.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2444, Page 32 and Book 2446, Page 47.

Agreement for Dedication of Easement for Permanent Drainage Easement as set forth in instrument recorded in Book 8333, Page 54.

This is improved property located at 2963 Hillhurst Dr Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2014.

Cheryl Ann O'Brien Rowlett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryl Ann O'Brien Rowlett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014