WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brianna Lucienda Freyta	New Owner	161-15-0B-011.00 CO
(NAME)	(NAME)	
520 Swiss Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, James R. Shapter and wife, Marisa A. Shapter, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brianna Lucienda Freyta, an unmarried woman, 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 Unit No. 11 on the plan of RoseMonte, Phase 1, of record in the Master Deed of record of RoseMonte recorded as Instrument No. 20051117-0138877, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James R. Shapter and wife, Marisa A. Shapter,, by deed of record in Instrument Number 20060707-0082043, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of RoseMonte, Phase 1 of record in Instrument No. 20051117-0138877, Register's Office for Davidson County, Tennessee. Subject to all matters shown on Master Deed and By-Laws of record in Instrument Number 20051117-0138877; as amended in Instrument Number 20070517-0059078; HOA Charter of record in Instrument Number 20051122-0141352; Water Distribution Line Easement of record in Instrument Number 20020919-0114212; and Storm Water Detention Agreement of record in Instrument Number 20021104-0134971, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 520 Swiss Avenue, Nashville, TN 37211

(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:T20140023179 DEEDWARR
Recvd: 04/07/14 09:57 2 pgs
Fees:13.00 Taxes:506.90
20140407-0028606

Witness our hands this 2nd day of April, 2014.

James R. Shapter

Marisa A. Shapter

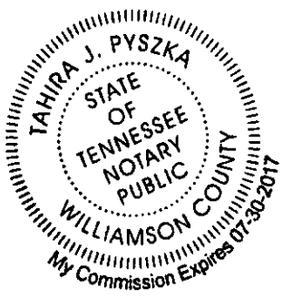
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Shapter and Marisa A. Shapter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of April, 2014.

Commission expires: 7-30-17



Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122