BILL GARRETT, Davidson County
Trans:T20140027012 DEEDWARR
Recvd: 04/22/14 08:53 2 pgs
Fees:13.00 Taxes:444.36
20140422-0033349

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $120,098.00 Affiant Subscribed and sworn to before me, this 17th day of April, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matt Delong	**New Owner**	**148-01-0-022.00**
4013 Old Light Circle		
Arrington, TN 37014		

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE:

Freedom Holdings, LLC, a Utah limited liability company,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Matt DeLong, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 232 on the Plan of Hillbrook Subdivision, Section Two, as of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Freedom Holdings, LLC, a Utah limited liability company by Warranty Deed from Leland D. Watts, married, dated July 23, 2013, of record in Instrument No. 20130729-0078381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Restrictive covenants of record in Book 3277, page 482, as amended in Book 3286, page 375, Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as: **221 Wallace Road, Nashville, Tennessee 37211**

TO HAVE AND HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns forever. We covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations and charges heretofore existing on the Note dated July 23, 2013 executed by and between the Grantor and Grantee and of the terms and obligations of that certain Deed of Trust encumbering the property herein conveyed and dated July 23, 2013 to Russell J. McCann Trustee for the benefit of Matt DeLong of record in Instrument No. 20130729-0078382, Register's Office for Davidson County, Tennessee, and any effect thereof in all respects.

Freedom Holdings, LLC, a Utah limited liability company

By: Chris Dozier, Member

By: John Prather, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Chris Dozier and John Prather**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Members** (or other officer authorized to execute the instrument) of the within named bargainor, **Freedom Holdings, LLC, a Utah limited liability company**, and that they as such **Members** executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand, at office, this 17th day of April, 2014.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140083SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027