BILL GARRETT, Davidson County
Trans:T20140037674 DEEDWARR
Recvd: 05/30/14 08:49 2 pgs
Fees:13.00 Taxes:751.10
20140530-0046434

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Peter R. Morris and Charles D. Simms
2717 Bluefield Ave
Nashville, TN 37214

MORTGAGEE:
None.

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 096-01-0 PARCEL 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lynn Donnell Freeman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter R. Morris and Charles D. Simms,** 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 easterly 100 feet front and 62 1/2 feet rear of Lot No. 29 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for said county.

Said part of Lot No. 29 fronts 100 feet on the northerly side of Overhill Drive and runs back between lines 375 feet on the easterly line and 371.2 feet, more or less, on the westerly line to a dead line in the rear on which it measures 62 1/2 feet.

Being the same property conveyed to Donald C. Freeman and wife, Lynn D. Freeman, by Warranty Deed from Louise Ballatine Boyd, dated February 10, 1965 of record in Book 3868, Page 500, Register's Office for Davidson County, Tennessee.

Being further conveyed to Lynn Donnell Freeman by Quitclaim Deed from Donald Copeland Freeman, dated October 10, 1984, of record in Book 6401, page 486, Register's Office for Davidson County, Tennessee. Lynn Donnell Freeman and Lynn D. Freeman are one and the same person.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any of record; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 16, Register's Office, Davidson, County, Tennessee.

This is improved property known as 2719 Overhill Circle Nashville, TN 37214.

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 our hands this 28th day of May, 2014.

Lynn Donnell Freeman

By: Dana B. Freeman, Attorney-in-Fact
Power of Attorney of record in Book 1512, Page 55,
Register's Office for Wilson County, Tennessee.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana B. Freeman, as Attorney-in-Fact for Lynn Donnell Freeman, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of May, 2014.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $203,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2014.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1.5.16