Davidson County DEEDWARR
Recvd: 06/25/14 09:38 2 pgs
Fees:13.00 Taxes:370.00
20140625-0055379

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of June, 2014, by and between Charlie W. Pope, Jr., Delores Hill, Geraldine Brown and Cletis Pope, party of the first part, and Free At Last Bonding, LLP, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING the easterly half of Lot No. 33 on the plan showing Dr. O.H. Menees' Subdivision of Lot in Nashville, as of record in Book 57, Page 89, Register's Office for said County.

SAID part of Lot No. 33 fronts 25 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

Being all or part of the same property conveyed to Being a part of property conveyed to Charlie W. Pope, Jr., Delores Hill, Geraldine Brown and Cletis Pope by virtue of that certain Quit Claim Deed dated November 16, 2007, at Instrument No. 20071119-0135102in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charlie W Pope Jr

Delores Hill

Geraldine Perithas Brown, By Karen Holmes, Attorney In Fact

Cletis Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charlie W. Pope, Jr., Delores Hill, and Cletis Pope , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2014, before me personally appeared Karen Holmens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Geraldine Perithas Brown and acknowledged that she executed the same as the free act and deed of the said Geraldine Perithas Brown.

WITNESS my hand and official seal at office this 24th day of June, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Free At Last Bonding, LLP

306 Gay St
Ste 101, Nashville, TN 37201

Tax Parcel No 09202010600

Property Address: 2615 Jefferson Street
Nashville, TN 37208

MAIL TAX BILLS TO: **Free At Last Bonding, LLP**

306 Gay St
Ste 101, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of June, 2014.

Notary Public

My Commission Expires:

EARL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 24, 2016