WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049348 DEEDWARR
Recvd: 07/10/14 14:17 2 pgs
Fees:13.00 Taxes:2046.47
20140710-0060905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17 (AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris E. Rose	F & M Bank	117-08-01-001.00 CO
(NAME)	(NAME)	
1235A Battlefield Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,THAT WE, CHAD L. FREEDMAN AND AMBER OLIVER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRIS E. ROSE, A SINGLE MAN, 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 A as shown on Exhibit "B" to the Master Deed Establishing 1235 Townhomes, a Condominium of record as Instrument No. 20061113-0140319, Register's Office for Davidson County, Tennessee, to which plan reference is made for an exact location of said unit and the appurtenant area thereto and subject to all terms and conditions of said master deed.

Being the same property conveyed to CHAD L. FREEDMAN AND AMBER OLIVER, HUSBAND AND WIFE, by deed from WALKER B. IGLEHEART, MARRIED, of record as Instrument No. 20120202-0009377, dated January 31, 2012, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1235A Battlefield Drive		Nashville, TN 37204		
		(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 Witness our hands this 29 day of May, 2014.

Chad L. Freedman

Amber Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Chad L. Freedman and Amber Oliver, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 2014.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

My Commission Expires:

11.8.17