RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-21256

WARRANTY DEED

ET-14-3320

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-08-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph A. Keil	New Owner	
5880 Seven Points Trace	(NAME)	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		98-13-C-44.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER S. FREISTAT, MARRIED AND ANITA L. FREISTAT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH A. KEIL AND YUN HE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24, THE MEADOWS OF SEVEN POINTS, SECTION TWO, as shown on plat of record in Instrument No. 20010726-0079443, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roger S. Freistat, married and, Anita L. Freistat, married by Warranty Deed from Frank Batson Homes Inc., recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073176, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5880 Seven Points Trace, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 24th day of July, 2014.

Roger S. Freistat

Anita L. Freistat

BILL GARRETT, Davidson County
Trans:T20140055193 DEEDWARR
Recvd: 07/30/14 11:02 2 pgs
Fees:13.00 Taxes:1332.00
20140730-0067859

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 24th of July , before me personally appeared Roger S. Freistat and Anita L. Freistat to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of july, 2014..

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520