File 26216-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.** Affiant Subscribed and sworn to before me, this the 26th day of August, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140063838 DEEDWARR
Recvd: 08/28/14 09:18 2 pgs
Fees:13.00 Taxes:740.00
20140828-0078551

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron De Young	**iFreedom Direct Corporation**	**Map 114-08-0-C Parcel 144-00**
7277 Charlotte Pike #317	**2363 South Foothill Drive**	
Nashville, TN 37209	**Salt Lake City, Utah 84109**	

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

Matthew Troja, unmarried, and Susan M. Troja, unmarried, as joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron De Young

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 No. 140 on the Plan of West Park, Phase 3, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Park Homeowner's Association, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement, of record in Instrument No. 20041221-0151636, and also amended in Instrument No. 20050222-0018812 and in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Park, Phase 3, shown on Exhibit "B" to Second Supplement of the Declaration of Covenants of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit. (Unit is also known as 7277 Charlotte Pike #317, Nashville, Tennessee 37209.)

This instrument is being executed on behalf of Susan M. Troja,, pursuant to a Power of Attorney executed by same on the 8th day of August, 2014, of record in Instrument No. 20140828-0078550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Troja, unmarried, by Deed dated October 26, 2007 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20071031-0128379, Register's Office for Davidson County, Tennessee. This property is further conveyed to Matthew Troja, unmarried and Susan M. Troja, unmarried, as Joint Tenants with Right of Survivorship, by Quitclaim Deed dated October 26, 2007, of record in Instrument No. 20071031-0128381, said Register's Office.

Conveyance of the above described parcel of land is subject to the following:
1) The Plan of record as set out on Exhibit "B" to the Second Supplement to the Declaration of record in Instrument No. 20060202-0013378, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plats of record in Instrument No. 20040624-0075136 and Instrument No. 20060202-0012968, said Register's Office. 3) Grant of Overhang Easement for electric power lines of record in Book 6301, Page 684, said Register's Office. 4) Storm Water Detention Agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922, said Register's Office. 5) Declaration of Covenants, Conditions and Restrictions and By-Laws of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541, and Amendment and Supplement in Instrument 20041221-0151636, and further amended in Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for &*v28& County, Tennessee. 6) Conveyance of common area to West Park Homeowners' Association, Inc., of record in Instrument No. 20120731-0067330, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **7277 Charlotte Pike #317, Nashville, TN 37209**

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 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 my/our hand(s) this **26th** day of **August, 2014.**

Matthew Troja

Susan M. Troja by Matthew Troja, Attorney-in-Fact

Susan M. Troja by Matthew Troja, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Troja,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **August, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of **August, 2014,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Matthew Troja**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Susan M. Troja** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susan M. Troja**, for the purpose therein contained, by signing the name of **Susan M. Troja,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **August, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17