WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/14 14:27 3 pgs
Fees:18.00 Taxes:1387.50
20141010-0094294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Rebecca Freeman	Bank of America	103-05-0-063.00
(NAME)	(NAME)	
6441 Fleetwood Drive	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS) 9th Floor 100-02-14	
Nashville, TN 37209	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Today's Real Estate, a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny Rebecca Freeman and Laura Elizabeth Mewbourn, as joint tenants with the right of surviorship**, 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:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 293, Section H on the Plan of Horton Heights, as of record in Book 3600, page 100, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Krishna Panjeti and Rekha Panjeti, by Warranty Deed from Rama T. Naidu, dated August 21, 2000, of record in Instrument No. 20000906-0087906, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Today's Real Estate by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated October 7, 2013, of record in Instrument No. 20131021-0109497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 100; restrictions of record in Book 3868, page 740; Easement for retaining wall and asphalt drive of record in Book 8595, page 286, Register's Office for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6441 Fleetwood Drive, Nashville, TN 37209

(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 my hand this 9th day of October, 2014.

Today's Real Estate, a Tennessee general partnership

By: Bryan D. Spicer
Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be Attorney for Today's Real Estate, a Tennessee general partnership, the within named Grantor, and that he as such Attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Today's Real Estate, a Tennessee general partnership by himself as such Attorney.

Witness my hand and official seal at office, this 9th day of October, 2014.

NOTARY PUBLIC

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

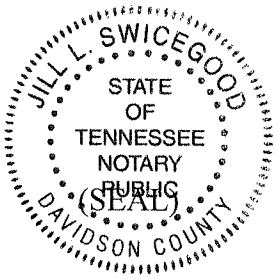
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18