WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088531 DEEDWARR
Recvd: 11/24/14 15:11 2 pgs
Fees:13.00 Taxes:296.00
20141124-0108288

File No.: ALW-14-3149

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freedom Properties, LLC	New Owner	150-2-189.00
(NAME)	(NAME)	
2000 MALLORY LANE, STE 130-140		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CCF, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **FREEDOM PROPERTIES, LLC**, 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 No. 17-A, ON THE PLAN OF ZONE LOT DIVISION LOTS 15, 17 & 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THRU 26, SECTION TWO, of record in Plat Book 5200, Page 528, amended in Plat Book 5200, Page 619, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Grable and wife, Therese Grable by Warranty Deed from Shawn L. Witham, an unmarried man, dated January 5, 2000, recorded January 9, 2001 in Instrument No. 20010109-0002886, in the Register's Office for Davidson County, Tennessee (Consideration/value on said deed was $72,000.00). Further being the same property conveyed to CCF, LLC by Quitclaim Deed recorded in Instrument No. 20060622-0074774, in the Register's Office of Davidson County, Tennessee (consideration/value was $0.00); conveyed to Timothy L. Grable and wife, Therese E. Grable by Quitclaim Deed recorded in Instrument No. 20080804-0079836, in the Register's Office for Davidson County, Tennessee (consideration/value was $0.00); conveyed to CCF, LLC by Quitclaim Deed recorded in Instrument No. 20090115-0003799, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3149 Justin Towne Ct, Antioch, TN 37013

(House Number) (Street) (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 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 17th day of November, 2014.

CCF, LLC

, Authorized Agent

By: Amy L. Wood, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of November, 2014, before me personally appeared Amy L. Wood, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of CCF, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of November, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171