This instrument prepared by:
Tish Baldwin, Attorney at Law
1616 Westgate Circle,
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140093069 DEEDWARR
Recvd: 12/12/14 11:06 2 pgs
Fees:13.00 Taxes:1757.50
20141212-0113882

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Derrick Free	Same as new owner	**171-8-OA-065.00CO**
105 Cotton Gin Court		
Brentwood, TN 37027		

WARRANTY DEED

For and in 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, **Jennifer Taylor, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Derrick Free and wife, Wendy Free** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the Subdivision Plat of Cottonport Plantation, Phase III, as shown by plat of record in Plat Book 6900, page 951, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jennifer Taylor, a single person, by deed from Jill S. Manning, widow, of record in Instrument No. 20090707-0063168, Davidson County, Tennessee, dated 6/19/09, recorded 7/7/09.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Jennifer Taylor** does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jennifer Taylor** further covenants and binds her 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.

This is property is known as: **105 Cotton Gin Court, Brentwood, TN 37027.**

Executed on this 5th day of December. 2014

Jennifer Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand this 5th day of December, 2014.

Notary Public

My Commission Expires: 3-30-15

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of December, 2014.

Notary Public

My Commission Expires: 12/23/2014