J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this 22nd day of December, 2014 Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sherry Groom	**Franklin American Mortgage**	**086-14-0B-019.00-CO**
2809 Chapelwood Drive	**501 Corporate Centre Drive #400**	
Hermitage, TN 37076-3527	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

The Free Family Trust, dated the 3rd day of January, 2001, Robert L. Free and Frances R. Free, Co-Trustees, a Revocable Living Trust

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

Sherry Groom, an unmarried woman

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 Lot No. 19 on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page (s) 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to The Free Family Trust, dated the 3rd day of January, 2001, Robert L. Free and Frances R. Free, Co-Trustees, a Revocable Living Trust by Warranty deed from Robert L. Free and wife, Frances R. Free of record in Instrument No. 20010104-0001199 Register's Office for Davidson County, Tennessee, dated January 03, 2001 and recorded on January 04, 2001. Robert L. Free has since died, August 9, 2001.

Being also known as 2809 Chapelwood Drive Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 465 and 466, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 987; Book 7628, Page 6; and Instrument Number 20110526-0040493, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. See also By-Laws appended as Exhibit of record in Book 7171, Page 4 of the above referenced Covenants, Conditions and Restrictions said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140096348 DEEDWARR
Recvd: 12/26/14 09:37 2 pgs
Fees:13.00 Taxes:621.60
20141226-0117805

Charter of Homeowners Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2809 Chapelwood Drive, Hermitage, TN 37076-3527.

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 22nd day of December, 2014.

The Free Family Trust, dated the 3rd day of January, 2001, Robert L. Free and Frances R. Free, Co-Trustees, a Revocable Living Trust

By Frances R Free Trustee
Frances R. Free, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Frances R. Free, Trustee** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contain, and who further acknowledged that she is Trustee of The Free Family Trust, dated the 3rd day of January, 2001, Robert L. Free and Frances R. Free, Co-Trustees, a Revocable Living Trust and is authorized by said **Trust** to execute this instrument on its behalf.

Witness my hand, at office this 22nd, day of December, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314174CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027