BILL GARRETT, Davidson County
Trans:T20150005806 DEEDWARR
Recvd: 01/23/15 13:59 2 pgs
Fees:13.00 Taxes:37.00
20150123-0006861

This instrument prepared by:
Martha Brooke Perry, Atty.
**BALTHROP, PERRY & NOE**
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Freshcoat Services, LLC

TO: Dalibor Vavra and wife,
Daniela Vavra
3805 Ashland City Hwy
Nashville, TN 37218

MAP & PARCEL:
69-12-0-009.00 and 069-12-0-010.00

SEND TAX BILLS TO: SAME

---

**WARRANTY DEED**

---

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Freshcoat Services, LLC, a South Carolina Limited Liability Company, Grantor herein; has bargained and sold and by these presents does convey unto Dalibor Vavra and wife, Daniela Vavra, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in the 13th Civil District of Davidson County, Tennessee, designated as Tract No. 3 on a survey by James L. Murphy, Jr., and Company, dated May 12, 1971, and described as follows:
>
> BEGINNING at a point in the northerly margin of Hydes Ferry Pike at the southeast corner of the Espey property thence North 41 deg 46 minutes 15 seconds East 153.62 feet to the point; thence South 70 degrees 3 minutes 5 seconds East 61.39 feet to a point; thence South 19 degrees 4 minutes 10 seconds East 132.55 feet to a point in the northerly margin of Hydes Ferry Pike; thence westerly along the northerly margin of said Hydes Ferry Pike 205.79 feet to the point of beginning.
>
> BEING the same property conveyed to Freshcoat Services, LLC by deed from Earl T. Hutchens of record at Instrument No. 20141027-0098751, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2015 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, this the 14 day of JANUARY, 2015.

SOLE MEMBER + PRESIDENT

Freshcoat Services, LLC
By Kerry Mattox, Sole Member & President

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Kerry Mattox, 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 sole member and president of Freshcoat Services, LLC, the within named bargainor, a South Carolina Limited Liability Company, and that he as such sole member and president executed the foregoing instrument for the purposes therein contained by signing the name of the L.L.C. by himself as sole member and president. WITNESS my hand, at office this the 14 day of JAN, 2015.

TIM T. IVEY NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires May 27, 2018

NOTARY PUBLIC

My commission expires: May 27, 2018

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kerry Mattox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of JAN, 2015.

TIM T. IVEY NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires May 27, 2018

NOTARY PUBLIC

My commission expires: May 27, 2018

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

SWORN to and subscribed before me,

this the 15th day of January, 2015.

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My commission expires: 7/25/17