PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20150035280 DEEDWARR
Recvd: 05/07/15 10:01 2 pgs
Fees:13.00 Taxes:370.00
20150507-0041737

W & I Ref: (DKM) Title No.: 57451
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Freedom Properties, LLC, a Tennessee limited liability company<br>2000 Mallory Lane, Suite 130-140<br>Franklin, TN 37067 | New Owner |

**TAX MAP PARCEL NUMBERS:** 09102020400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eldon R. Spraker, III**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Freedom Properties, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 12, Block 14, on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, III by Special Warranty Deed from First Bank National Association, TR U/A dated 6/1/97 (EQOCC Home Equity Loan Trust 1997-2) dated May 18, 1999, recorded May 25, 1999 in Book 11491, Page 928, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 161, Page 75, said Register's Office to which plan reference is hereby made for a more complete descripton..

**This is improved property, known as 6011 California Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of May 2015

**Eldon R. Spraker, III**

**State of** Tennessee

**County of** Davidson

On this 1st day of May, 2015, before me the undersigned authority, personally appeared Eldon R. Spraker, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Sworn and subscribed before me this _____ day of _____, 2015.

Notary

My Commission Expires 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.