BILL GARRETT, Davidson County
Trans:T20150043048 DEEDWARR
Recvd: 06/02/15 14:09 2 pgs
Fees:13.00 Taxes:229.40
20150602-0051257

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Janette Henley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 2015

BRIANA L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 8.3.18
File No. G15-1432D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janette Henley, unmarried (NAME)	Farmington Mortgage, (NAME)	43-2-A-221 CO
221 Cedarwood Lane (STREET ADDRESS)	a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patsy A. Freeman, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janette Henley, unmarried**, 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 Unit No. 221 on the plan of RESUBDIVISION OF A PORTION OF CEDARWOOD COURTYARD HOMES, PHASE TWO, as shown by plat of record in Plat Book 5200, Page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry E. Freeman and wife, Patsy A. Freeman from Sandra G. Harris, a single person, by Deed dated April 28, 1998, in Book 10907, Page 29, in the Register's Office for Davidson County, Tennessee. The said Larry E. Freeman having since died February 6, 2005 leaving the subject property vested in Patsy A. Freeman as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5495, page 661, Book 5669, page 132, Book 6119, page 402, Book 6053, page 422, Book 6216, page 434, Book 6707, page 216, Book 9010, page 503, Book 9010, page 505, and Instrument No. 20070802-0092060, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 5307, page 226, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Instrument No. 20070802-0092059, Instrument No. 20120921-0085950, Instrument No. 20140505-0037855 and Book 5307, page 231, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 5684, page 678, Book 6053, page 425 and Book 6216, page 432, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Instrument No. 20110325-0023033, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 221 Cedarwood Lane, Madison, TN 37115.

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 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. Whenever 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 29th day of May, 2015.

Patsy A. Freeman

Patsy A. Freeman

May 29, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patsy A. Freeman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2015.

My Commission Expires: 8-23-16

BRIAN SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066