BILL GARRETT, Davidson County
Trans:T20150049973 DEEDWARR
Recvd: 06/23/15 09:58 3 pgs
Fees:18.00 Taxes:1813.00
20150623-0059895

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
749967 TSI-178
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Brian and Katherine Freeman	(NAME) Guaranty Trust Company	11604016000
(STREET ADDRESS OR ROUTE NUMBER) 714 Estes Road	(STREET ADDRESS) 316 Robert Rose Drive	
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP) Murfreesboro TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alice A. Bell n/k/a Alice Bell Little and Peter D. Little, Jr., wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Brian T. Freeman and Katherine D. Freeman, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 490,000.00

Affiant Brian Mitchell

Subscribed and sworn to before me this the 19th day of June 2015.

My commission expires: 10/18/16 (Affix Seal)

Notary Public _____

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 714 Estes Road, Nashville, TN 37215

improved (Y)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 2 day of June, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alice A. Bell n/k/a Alice Bell Little

Peter D. Little, Jr.

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, Lisa Loudon, a Notary Public in and for said County and State, Alice A. Bell n/k/a Alice Bell Little, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Alice Little executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of June, 2015.

Lisa Loudon
Notary Public
My Commission Expires: 10/5/2016

LISA LOUDON NOTARY PUBLIC ID NO. 476128 MY COMMISSION EXPIRES 10/5/2016 STATE AT LARGE, KY.
(This area for official notarial seal)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Warren Beck, a Notary Public in and for said County and State, Peter D. Little, Jr., the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Peter Little executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2015.

Warren Beck
Notary Public
My Commission Expires: January 9, 2018

(This area for official notarial seal)

WARREN BECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Jan. 9, 2018

Land in Davidson County, Tennessee, being the south 75 ft of Lot No. 8, Block "I" on the Plan of W. M. Cantrell's Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the easterly side of Estes Avenue and runs back between parallel lines, along the north margin of a 12 foot alley, 250 feet, more or less, to another alley in the rear.

Being the same property conveyed to Peter D. Little, Jr. and Alica A. Bell, joint tenants with the right of survivorship by warranty deed from Emory Glen Stone, unmarried of record in Instrument No. 20110901-0067837 Register's Office for Davidson County, Tennessee, dated 08/31/2011 and recorded on 09/01/2011.