WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051012 DEEDWARR
Recvd: 06/25/15 11:21 2 pgs
Fees:13.00 Taxes:665.63
20150625-0061175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, [illegible] Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Porter	"New Owners"	087-01A-108.00CO
(NAME)	(NAME)	
1501 Woodland Pointe Drive, Apt 1104		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Donn P. Freudenthal and wife, Angelia M. Freudenthal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Porter and Emily Cramer, 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. 30 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, 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 Donn P. Freudenthal and wife, Angelia M. Freudenthal, by Warranty Deed from Heather S. Niece and husband, Brian M. Niece, of record in Instrument No. 20060728-0091432, Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on July 28, 2006.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3205 Glentree Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 22nd day of June, 2015.

Donn P. Freudenthal

Angelia M. Freudenthal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donn P. Freudenthal and Angelia M. Freudenthal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

