Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150053911 DEEDWARR
Recvd: 07/06/15 09:38 2 pgs
Fees:13.00 Taxes:558.70
20150706-0064684

06-1505-76068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $151,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Freeman 3125 Lakeland Drive Nashville TN 37214	First Farmers and Merchants Bank 816 S Garden St, Columbia, TN 38401	095-15-0-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Southards and wife, Bryn Southards**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Freeman, an unmarried person**, hereinafter called the Grantees, their successors 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. 919, on the Plan of Cloverhill, Section No. XI, of record in Book 2663, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Southards and Bryn Southards by Warranty Deed from Kevin E. Ward and wife, Jodi G. Ward, dated October 18, 2006, recorded October 24, 2006, of record in Instrument No. 20061024-0131644, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua Southards and Bryn Southards by Quitclaim Deed from Joshua Southards and Bryn Southards and Bryn M. Southards are one in the same person, dated February 10, 2015, recorded February 18, 2015, of record in Instrument No. 20150218-0013607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3125 Lakeland Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of July, 2015.

Joshua Southards

Bryn Southards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua Southards and Bryn Southards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1 day of July, 2015.

Notary Public
Davidson

My Commission expires: 12-27-15

KATHLEEN A. TORRLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.