This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $256,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of July, 2015.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Madeline Williams 4425 Kirkbrook Ct Nashville, TN 37221	New Owner	141-06-0C-159.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANGELA JOSEPHINE FREEMAN AND MATTHEW L. FREEMAN, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MADELINE WILLIAMS, AN UNMARRIED WOMAN AND SHAWN SCHNEIDER, AN UNMARRIED MAN,*hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat of Riverbridge, Phase 2, Section 2 of record in Plat at Instrument No. 20100302-0015635, 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 Angela Josephine Freeman and Matthew L. Freeman, wife and husband by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110816-0063012 Register's Office for Davidson County, Tennessee, dated August 12, 2011 and recorded on August 16, 2011.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4425 Kirkbrook Ct, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 23rd day of July, 2015.

Angela Josephine Freeman

Matthew L. Freeman

BILL GARRETT, Davidson County
Trans:T20150062666 DEEDWARR
Recvd: 07/30/15 11:28 2 pgs
Fees:13.00 Taxes:947.20
20150730-0075206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Josephine Freeman and Matthew L. Freeman, 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 and official seal this 23rd day of July, 2015.

My commission expires: 9/10/18

Notary Public



