**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1328

BILL GARRETT, Davidson County
Trans:T20150078703 DEEDWARR
Recvd: 09/16/15 11:02 2 pgs
Fees:13.00 Taxes:684.50
20150916-0093922

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF September, 2015

Tracey Perry
Notary Public
Commission Expires: 1-8-19

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Oliver Jack Freckman<br>261 Harbor Village Drive<br>Madison, TN 37115 | NEW OWNER | 034-07-0A-070.00<br>CO |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Steven D. Graff, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Oliver Jack Freckman and Dottie F. Freckman**

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. 52 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, as shown on the Townhomes Property Line Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20050120-0007505, in the Register's Office of Davidson County, Tennessee, and as established by Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument Number 20030611-0080857, as amended in Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, which was corrected by Instrument Number 20050729-0088636, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Steven D. Graff, unmarried, by Warranty Deed from Newmark Homes, LP, dated 11/30/04 and recorded 1/20/05 in Instrument No. 20050120-0007422, in the Register's Office of Davidson County, Tennessee

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 261 Harbor Village Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of September, 2015.

* _____
Steven D. Graff

STATE OF PA
COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven D. Graff** 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 at Saxonburg, PA this 11 day of September, 2015.

** Carrie Bedillion
Notary Public
My Commission Expires: April 9 2018

(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carrie Bedillion, Notary Public
Clinton Twp., Butler County
My Commission Expires April 9, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES