WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS October 24th day of October, 2015. Notary Public MY COMMISSION EXPIRES: 2/24/18 (AFFIX SEAL)

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christy Freeze and Ryan Gardarsson		071 12 0 310.00
(NAME) 1522 Jones Avenue	(NAME) New Owner	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth Dash, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christy Freeze, an unmarried woman, and Ryan Gardarsson, an unmarried man,**, 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:

Being Lot No. 1 on the Plan of Joywood Estates, of record in Plat Book 5200, Page 168, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth Dash, a married man by Warranty Deed from Mary Ann Bradley, unmarried, dated July 28, 2015 and recorded July 30, 2015 as Instrument No. 20150730-0074918, in said Register's Office for Davidson County, Tennessee.

Property is not nor has it ever been the marital resident of Grantor or Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-154417

BILL GARRETT, Davidson County
Trans:T20150093158 DEEDWARR
Recvd: 11/02/15 12:54 2 pgs
Fees:13.00 Taxes:758.50
20151102-0111252

unimproved ☐

This is improved ☒ property, known as 1522 Jones Avenue, Nashville, TN 37207

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, has 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 29th day of October, 2015.

Kenneth Dash

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kenneth Dash, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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