BILL GARRETT, Davidson County
Trans: T20150099844 DEEDWARR
Recvd: 11/24/15 10:29 2 pgs
Fees: 13.00 Taxes: 1147.00
20151124-0118993

WARRANTY DEED

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

NOTARY PUBLIC OF TENNESSEE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015

My Commission Expires SEPT. 11, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew T. Freeman Jessica N. Freeman	Farmington Mortgage	098 05 0 003.00
(NAME)	(NAME)	
6020 Port Jamaica Dr.	2002 Richard Jones Rd. Suite 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Peter L. Smart, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew T. Freeman and Jessica N. Freeman, husband and wife,** 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. 120 on the Plan of Lake Park Subdivision, Section Three, as of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Marian E. Smart and Peter L. Smart, as joint tenants with right of survivorship, by Warranty Deed from John Ray and wife, Arjana Ray, dated December 13, 2012 and recorded December 31, 2012 in Instrument Number 20121231-0120558, Register's Office for Davidson County, Tennessee. The said Marian E. Smart died on February 24, 2013, leaving property vested solely in Peter L. Smart.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 4660, page 90, said Register's Office.

Subject to Restrictive Covenants in Book 4787, Page 510, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6020 Port Jamaica Dr., 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 my/our hands this 17th day of November, 2015.

Peter Smart

State of Tennessee
County of Sumner

Personally appeared before me Peter Smart, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2015.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

File No.: 20151196