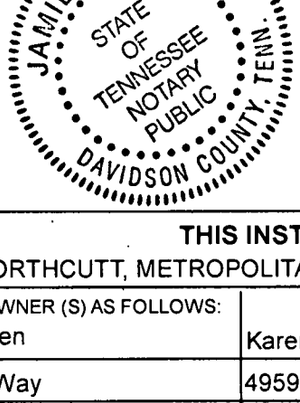
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karen Alice Juten	Karen Alice Juten	Parcel ID:
4959 Hillridge Way	4959 Hillridge Way	064160C05000
Fair Oaks, CA 95628	Fair Oaks, CA 95628	

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, we

Barbara B. Freese, unmarried, a/k/a Barbara Freese

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karen Alice Juten

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. 88 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, Register's Office for said County.

Said Lot No. 88 fronts 39.22 feet on the westerly margin of Hayling Court and extends back 102.71 feet on the southerly line and 95.83 feet on the northerly line to a broken line in the rear measuring 40.12 feet thereon.

BEING the same property conveyed to Barbara B. Freese by deed from Phillips Builders, Inc., of record in Book 8685, Page 49, dated July 24, 1992, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623 amended in Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529; Book 8797, Page 915; and Book 8304, Page 623 amended in Book 9522, Page 349, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 363, said Register's Office.

Power of Attorney of record in Instrument 20160418-0037113, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 709 Hayling Court, Hermitage, TN 37076

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 hand this 14th day of April, 2016.

Barbara B. Freese by Steve Gateley, AIF
Barbara B. Freese by Steve Gateley,
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20160031418 DEEDWARR
Recvd: 04/18/16 12:36 2 pgs
Fees:13.00 Taxes:551.30

20160418-0037114

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Steve Gateley, 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 on behalf of Barbara B. Freese as his/her/their Attorney in Fact as the free act and deed of the within named Barbara B. Freese.

Witness my hand and official seal at Nashville, Tennessee the 15th day of April, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.