WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038261 DEEDWARR
Recvd: 05/09/16 10:01 2 pgs
Fees:13.00 Taxes:3515.00
20160509-0045588

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua M. DeVier and Kathryn E. DeVier	Farmington Mortgage, a division of Capstar Bank	16000009201
(NAME)	(NAME)	
5437 Hill Road Circle	2002 Richard Jones, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	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, We, **Mark P. Freeman and Rhonda J. Freeman, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua M. DeVier and Kathryn E. DeVier,** 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 part of Lot No. 3 on the Plan of the Lands of William H. Broadwell of record in Book 475, Page 462, said register's Office and described as follows:

BEGINNING on the northerly margin of Hill Road at an old stone at the southeast corner of lot No, 3 on said plan; thence north 5 deg 35 min. E 395.3' to the center of a creek; thence with the center of the same north 88 deg 25 min W 220.9' and south 65 deg 31 min W 185.9'; thence south 13 deg 00' W 320' to the northerly margin of Hill Rd; thence with the same south 88 deg 31 min E 425' to the point of beginning, containing 3.47 acres more or less.

BEING the same property conveyed to Mark P. Freeman by deed dated May 13, 2008 from Lee Ann M. Freeman, unmarried of record in Instrument No. 20080514-0049558, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mark P. Freeman and Lee Ann M. Freeman by deed dated July 21, 1989 from Bernard E. Ferguson and wife, E. Dolores Ferguson in Book 7915, Page 288, Register's Office for Davidson County, Tennessee.

Rhonda J. Freeman joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Mark P. Freeman.

unimproved ☐

This is improved ☑ property, known as 640 Hill Rd., Brentwood, TN 37027
(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 5th day of May, 2016.

Mark P Freeman by Rhonda J Freeman Rhonda J Freeman

Mark P. Freeman by attorney in fact **Rhonda J. Freeman**
By: Rhonda J. Freeman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Rhonda J. Freeman** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Mark P. Freeman** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee. **This the 5th day of May, 2016.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/8/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Rhonda J. Freeman,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee. **This the 5th day of May, 2016.**

Notary Public **I. Dyke Tatum**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/8/2017
File No.: 16-DeVier