BILL GARRETT, Davidson County
Trans:T20160045014 DEEDWARR
Recvd: 05/27/16 12:12 2 pgs
Fees:13.00 Taxes:1435.23

20160527-0053681

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387,900.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2016.

Notary Public
My commission expires: 1-15-17

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Taylor Phillips 6011B California Avenue Nashville, TN 37209	New Owner	091-02-3C-002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Freedom Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JessicaTaylor Phillips, an unmarried person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 6011 California Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041740, as amended in Instrument No. 20150514-0044272, and further amended in Instrument Number 20160523-0050963, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to FREEDOM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ELDON R. SPRAKER, III, of record in Instrument No. 20150507-0041737, dated May 1, 2015, said Register's Office.

This property is improved property known as **6011B California Avenue, Nashville, TN, 37209.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 091-02-3C-002.00 CO; (2) Matters shown on the Plan of record in Book 161, page 75; (3) Declaration of Covenants , Conditions and Restrictions for 6011 California Avenue Townhomes, a Horizontal Property Regime with Private Elements contained in instrument of record in Instrument No. 20150507-0041740 and amended in Instrument No. 20150514-0044272 and Instrument Number 20160523-0050963; (4) Notice of Completion of record in Instrument No. 20160329-0029314; All being of record in the said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 26th day of May, 2016.

Freedom Properties, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Freedom Properties, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 26th day of May, 2016.

_____
Notary Public

My Commission expires: 9-17-18

FILE NO: 2016054409

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON