WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203 M16-1793
File No. _____

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058683 DEEDWARR
Recvd: 07/11/16 09:48 2 pgs
Fees:13.00 Taxes:1665.00
20160711-0070455

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on July 7th, 2016.

NOTARY PUBLIC

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy W. Owen and Matthew D. Owen 806 Lancaster Way Nashville, TN 37212	Churchill Mortgage Corp., 761 Old Hickory Blvd.,#400 Brentwood, TN 37027	104-10-R-14.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, Jeffrey M. Freude and Kristen A. Freude, husband and wife, joint tenants with survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amy M. Owen and Matthew D. Owen, wife and husband, hereinafter called **"GRANTEES,"** their successors 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 14, The Chesterfield, as shown in Declaration of Covenants, Conditions, and restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jeffrey M. Freude and Kristen A. Freude, husband and wife, joint tenants with survivorship by Warranty Deed from Chesterfield Cottages, LLC, recorded on the 20th day of March, 2014 in instrument No. 20140320-0023068, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 806 Lancaster Way, Nashville, TN 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on July 7th, 2016.

Jeffrey M. Freude

Kristen A. Freude

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 7th, 2016, before me personally appeared Jeffrey M. Freude and Kristen A. Freude to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th of July, 2016.

NOTARY PUBLIC

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-11-17