THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160082271 DEEDWARR
Recvd: 09/20/16 09:26 2 pgs
Fees:13.00 Taxes:518.00
20160920-0098690

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Phillip Poyner, Adam Carney & James Luscinski 3325 Aspen Grove Drive Suite 201 Franklin, Tennessee 37067	Same	061-10-0-210.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell Ernest Freeman, a married person,** has this day bargained and sold, and does hereby transfer and convey unto the said **Phillip Poyner, Adam Carney, and James Luscinski,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-subdivision of Lots 102 and 103 Maplewood Heights, as of record in Plat book 5190, Page 298, said Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to RUSSELL ERNEST FREEMAN, by deed from CINDY BETHUY AND DENNIS BETHUY, of record as Instrument No. 20020315-0032809, dated March 1, 2002, said Register's Office. The said Gwendolyn M. Freeman, wife of Russell Ernest Freeman, joins in this conveyance to convey any martial interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Subscribed and sworn to before me,
this 16th of September, 2016.
My Commission Expires: 12/19/2016

Affiant

Notary Public

RHONDA GROVES-SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 4012 Edwards Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 16 day of September, 2016.

RUSSELL ERNEST FREEMAN

Gwendolyn M. Freeman

GWENDOLYN M. FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda Groves-Soechting, a Notary Public in and for said County and State, **RUSSELL ERNEST FREEMAN and GWENDOLYN M. FREEMAN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of September, 2016.

Rhonda Groves-Soechting
NOTARY PUBLIC

Commission Expires: 12/19/2016

RHONDA GROVES-SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY