Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Jackson & Associates P.C.
3326 Aspen Grove Drive
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of October, 2016 by and between Freedom Properties, LLC, hereinafter referred to as GRANTOR, and Eldon R. Spraker III, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES a forty percent (40%) Tenant in Common Interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

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. 346 on the Plan of Joywood Heights, Section II, as of record in Book 1130, page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Freedom Properties, LLC by Warranty Deed from Cumberland Advisory Group, LLC, dated March 18, 2015, recorded April 1, 2015, of record in Instrument 20150401-0027975, Register's Office for Davidson County, Tennessee.

This is [ ]improved [X]unimproved property known as: 112 Dellway Dr., Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Freedom Properties, LLC

By: _____
Todd Jackson, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20160095945 DEEDWARR
Recvd: 10/31/16 11:26 2 pgs
Fees:13.00 Taxes:471.75
20161031-0114739

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared **Todd Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Authorized Agent** of **Freedom Properties, LLC**, the within named bargainor, a corporation, and that he/she as such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Authorized Agent**.

Witness my hand and seal, at office in Franklin, TN, this the 21st day of October, 2016.

Suzanne Thomas
Notary Public
My Commission Expires: 3/18/19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Eldon R. Spraker III
6600 Ellsmere Road, Nashville, TN 37205

Send Tax Statements to:
Freedom Properties, LLC
2000 Mallory Lane, Suite 130-140
Franklin TN 37067

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $127,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of October, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

RETURN TO:

Jackson & Associates P.C.
3326 Aspen Grove Drive
Franklin, TN 37067
JA1016