Davidson County DEEDWARR
Recvd: 12/08/16 12:14 3 pgs
Fees:18.00 Taxes:791.80
20161208-0129010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Renee' Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2016.

Jodi Jackson
Notary Public
MY COMMISSION EXPIRES: 7-24-17

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. G16-6861D

WARRANTY DEED

167297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sara C. Unrein, unmarried (NAME)	Wells Fargo Bank (NAME)	063160B12500CO
529 Granwood Boulevard (STREET ADDRESS)	4200 Park Ave (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Des Moines, IA 50321 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Daniel T. Freudberg, unmarried and Kristin May Benson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara C. Unrein, unmarried,** 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 Lot No. 207 on the plan of HAMPTON PARK(Formerly Chitwood Downs, a Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550-552, and amended in Book 8110, page 401, and Certificate of Correction in Book 7462, page 445, and by Amendment to Change Name in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel T. Freudberg, unmarried (erroneously conveyed to Daniel T. Freuberg) and Kristin May Benson, unmarried from Edmund R. Giles and wife, Yuvitta P. Giles, by Deed dated July 1, 2011, as Instrument No. 20110725-0056674, in the Register's Office for Davidson County, Tennessee.

Daniel T. Freudberg and Daniel R. Freuberg are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7351, page 852, Book 7451, page 739, Book 8181, page 112, Book 8336, page 393, and Book 7431, page 204, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, pages 550-552, Amended in Book 7462, page 445, Book 8110, page 401, and Book 8181, page 112, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Charter of Homeowner's Association of record in Book 7431, page 204, Book 8517, page 762, and Book 8833, page 216, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage as recorded in Book 11030, page 740, Register's Office for Davidson County, Tennessee.

7. Easement for water pipeline as recorded in Book 7489, page 515, Register's Office for Davidson County, Tennessee.

8. Flowage Easement as recorded in Book 2247, page 75, Register's Office for Davidson County, Tennessee.

9. Water Main Easement as recorded in Book 8007, page 235, Register's Office for Davidson County, Tennessee.

10. Ingress/Egress Easement Agreement as recorded in Book 8739, page 991, Register's Office for Davidson County, Tennessee.

11. Public Utilities Easement as recorded in Book 8657, page 179, Register's Office for Davidson County, Tennessee.

12. Easement for water/sewer pipelines as recorded in Book 7460, page 930, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 529 Granwood Boulevard, Old Hickory, TN 37138.

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. 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 my/our hand(s) this 6th day of December, 2016.

Daniel T. Freudberg — December 06, 2016 Date

Kristin May Benson — December 06, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Daniel T. Freudberg and Kristin May Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of December, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018