BILL GARRETT, Davidson County
Trans:T20160110833 DEEDWARR
Recvd: 12/16/16 14:26 2 pgs
Fees:13.00 Taxes:925.00
20161216-0132296

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of December, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Freda Villa, LLC	SAME AS OWNER	051110025.00
695 Town Center Dr., Ste. 700 Costa Mesa, CA 92626	(NAME)	
(ADDRESS)	(ADDRESS)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Alan Wayne Hester,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Freda Villa, LLC, a California limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Oakland Acres Section 10, of record in Plat Book 2900, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES C. HESTER, by deed from WALTON H. MCCORMACK and wife, JANE C. MCCORMACK, of record in Book 8421, page 944 , dated August 14, 1991 , said Register's Office.

JAMES C. HESTER conveyed his interest in subject property to JAMES C. HESTER and LAURA CHERRY, by quitclaim deed of record in Instrument No. 20120815-0073133, dated August 13, 2012, said Register's Office.

LAURA JO CHERRY conveyed her interest in the subject property back to JAMES C. HESTER by quitclaim deed of record in Instrument No. 20141118-0106374, dated November 12, 2014, said Register's Office.

JAMES C. HESTER died on or about January 1, 2016. The subject property passes to his heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20161216-0132295, said Register's Office.

The said James C. Hester being one in the same as James Carlin Hester, Jr.

This property is __unimproved _X_improved property known as: 400 Freda Villa, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of December, 2016.

Alan Wayne Hester

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Wayne Hester, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2016.

Notary Public
My Commission Expires: 2/1/19

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122