WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112375 DEEDWARR
Recvd: 12/21/16 11:27 2 pgs
Fees:13.00 Taxes:1480.00
20161221-0134074

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Pantana and Alyssa Pantana	newowner	16008007900
(NAME)	(NAME)	
5437 Hill Road Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark P. Freeman By: Rhonda J. Freeman as Attorney-in-Fact and Rhonda J. Freeman, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Pantana and Alyssa Pantana, husband and wife,** 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:

Being Lot No. 6 on the plan of Brentview Meadows, Section 1 as of record in Book 3842, Page 5, as amended in Book 3926, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark P. Freeman and Rhonda J. Freeman, husband and wife by deed dated May 5, 2016 from Josh Devier and wife, Kathryn E. Devier of record in Instrument No. 20160509-0045582, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5437 Hill Road Circle, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 3842, PAGE 5 AND AMENDED IN BOOK 3926, PAGE 101, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hands this **19th day of December, 2016.**

Mark P Freeman by Rhonda J Freeman as attorney in fact — Rhonda J Freeman

Mark P. Freeman — **Rhonda J. Freeman**

By: Rhonda J. Freeman, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 19th day of December, 2016, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Rhonda J. Freeman,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as he free act and deed.

Witness my hand and official seal this 19th day of November, 2016.

I. DYKE TATUM STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Rhonda J. Freeman** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Mark P. Freeman** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal this 19th day of December, 2016.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

Davidson

File No.: 16-5437-Hill