This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R82-108

ADDRESS NEW OWNER:
Kraig Becker
2604 Somerset Dr.
Nashville, Tennessee 37217

BILL GARRETT, Davidson County
Trans:T20160112998 DEEDWARR
Recvd: 12/22/16 11:42 2 pgs
Fees:13.00 Taxes:728.90
20161222-0134789

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PINNACLE BANK
150 3RD AVENUE SOUTH, Suite 900
Nashville, TN 37201

MAP **135160A08800CO**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Guy Freeze and wife, Karen Freeze** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Kraig Becker and wife, Cara Becker**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Subdivision of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Guy Freeze and wife, Karen Freeze by deed from Toru Hongo dated August 3, 1999, of record in Book 11620, Page 330, Register's Office for Davidson County, Tennessee.

This is improved property known as 2604 Somerset Dr., Nashville, Tennessee 37217. Possession is to be given on December 31, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 20th day of December, 2016.

Guy Freeze

Karen Freeze

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Guy Freeze and wife, Karen Freeze**, the 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 office this 20th day of December, 2016.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $197,000.00.

Alexis M. Cantrell
AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2016.

Georgette R Kennedy
NOTARY PUBLIC

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-07-17