WARRANTY DEED

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-FSBO-16-3808-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Wiley and Jason Wiley	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
3808 Nevada Avenue	**761 Old Hickory Blvd. Suite 400**	**092-13-0-219.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3725	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT A. FREEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA WILEY AND JASON WILEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, the Westerly 50 feet of the Easterly 250 feet of Block No. 27 on the Map of Charlotte Park 2nd Addition Extended of record in Plat Book 421, Page 10, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Block No. 27 fronts 50 feet on the Northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott A. Freeman, an unmarried man by Warranty deed from G. M. Reed & Sons, LLC of record in Instrument No. 20080623-0064138 Register's Office for Davidson County, Tennessee, dated June 19, 2008 and recorded on June 23, 2008. **Subject property is not the primary or marital residence of the within named Grantor.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3808 Nevada Avenue , Nashville, Tennessee 37209-3725**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170000673 DEEDWARR
Recvd: 01/04/17 10:56 2 pgs
Fees:13.00 Taxes:1184.00

20170104-0000774

Witness my/our hand(s) this the 28th DAY OF DECEMBER, 2016.

Scott A. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212