BILL GARRETT, Davidson County
Trans:T20170013857 DEEDWARR
Recvd: 02/15/17 13:41 2 pgs
Fees:13.00 Taxes:566.10
20170215-0015731

This instrument prepared by & return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of February, 2017, by and between Darren Roy and Nachelli Palmer Roy, husband and wife, party of the first part, and Asia Freeman, single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 110, on the Final Plat of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Darren Roy and Nachelli Palmer Roy by virtue of that certain Warranty Deed dated November 29, 2005, and being of record at Instrument No. 20051206-0146689 in the Register's Office of Davidson County, Tennessee.

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), her 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Darren Roy

Nachelli Palmer Roy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Darren Roy and Nachelli Palmer Roy, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2017.

Notary Public

My Commission Expires: 09-25-2019

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Asia Freeman
1515 Bridgecrest Dr. Unit 110
Antioch, TN 37013

Tax Parcel No 149150B03400CO

Property Address: 1515 Bridgecrest Dr. Unit 110
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Owner address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $153,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of February, 2017.

Notary Public

My Commission Expires: 09-25-2019

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019