WARRANTY DEED

R-VRES-17-4026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $684,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

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)
Anna Short Bridgers	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	**103-8-229.00**
4026 Aberdeen Road	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Florence, SC 29502-2028**	
(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 FREEMAN AND WIFE, ALLISON FREEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA SHORT BRIDGERS, UNMARRIED WOMAN,** 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, being Lot 21, the easterly one-half of Lot 22 and the westerly 20 feet of Lot 24 of Block "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Register' Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the northerly side of Aberdeen Road and runs back 199 feet on the easterly line and 190.18 feet on the westerly line to a dead line and measures 52 feet thereon.

Said part of Lot No. 22 fronts 25 feet on the northerly side of Aberdeen Road and runs back 190.18 feet on the easterly line, 187 feet, more or less, on the westerly line to a dead line and measures 26 1/2 feet thereon.

Said part of Lot No. 24 fronts 20 feet on the northerly side of Aberdeen Road and runs back 104.98 feet to the southerly line of Lot No. 20 and measures 20 feet thereon.

Being the same property conveyed to Scott Freeman and wife, Allison Freeman by Warranty Deed from Martin Bubis and wife, Jayne Bubis, recorded April 13, 2011 in Instrument No. 20110413-0028559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 547, Pages 175 and 176, 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: **4026 Aberdeen Road, Nashville, Tennessee 37205**.

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:T20170040998 DEEDWARR
Recvd: 05/15/17 09:57 2 pgs
Fees:13.00 Taxes:2530.80

20170515-0047767

Witness my/our hand(s) this the 10th DAY OF MAY, 2017.

Scott Freeman

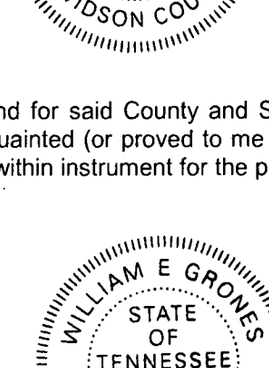
Allison Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT 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 10th of May, 2017.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON 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 10th of May, 2017.

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

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