File No. 177094

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043976 DEEDWARR
Recvd: 05/24/17 09:15 2 pgs
Fees:13.00 Taxes:728.90
20170524-0051431

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHARA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Frei	New Owner	064-09-0-172.00
(NAME)	(NAME)	
4304 Brackenwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CHRISTIANE WASHINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN L. FREI, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Southfork Subdivision, Section One, as shown by plat of record in Plat Book 6250, Pages 384-385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Christiane Washington, married, by Warranty Deed from Joshua Paul Bledsoe and Tiffany Joy Bledsoe, husband and wife, dated February 26, 2014 and recorded March 6, 2014 in Instrument No. 20140306-0018985, in the Register's Office of Davidson County, Tennessee.

Thomas S. Washington, spouse of Christiane Washington, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest he/she may have in and to the property described herein, marital or otherwise.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities; (3) all matters appearing on the Plan of record in Plat Book 6250, Pages 384-385, Register's Office for Davidson County, Tennessee; (4) Restrictive Covenants of record in Book 6596, Page 797, Register's Office for

Davidson County, Tennessee; and, (5) Storm Water Detention Agreement of record in Book 6566, Page 208;, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 4304 Brackenwood Drive, Old Hickory, Tennessee 37138

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.

Witness my/our hand(s) this 22 day of May, 2017.

Christiane Washington

Thomas S. Washington

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named CHRISTIANE WASHINGTON AND THOMAS S. WASHINGTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of May, 2017.

Commission expires:
3/18/19

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY