THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170044556 DEEDWARR
Recvd: 05/25/17 10:52 2 pgs
Fees:13.00 Taxes:888.00
20170525-0052121

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Linnell Denard Jones & Sara Ann Gould 1215 Ardee Avenue Nashville, TN 37216	Same	061-15 74.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN LEIGH FREEMAN, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **LINNELL DENARD JONES, a single man,** and **SARA GOULD, a single woman, as tenants in common with right of survivorship,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Resubdivision of Sunnymeade, of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIN LEIGH FREEMAN, UNMARRIED, by deed from LISA G. WEINSTEIN, UNMARRIED, of record in Instrument No. 20160302-0019637, dated February 29, 2016, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $240,000.00.
Subscribed and sworn to before me,
this 22 of May, 2016.
My Commission Expires: 12/25/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 1215 Ardee Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns forever I

covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 22 day of May, 2017.

ERIN LEIGH FREEMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 12/22/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY