Return to:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0139

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0684

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2017

Notary Public
Commission Expires: 6-10-18

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Catherine Chapman 2034 Shaylin Loop Nashville, TN 37013	Access National Mortgage, a division of Access National Bank 1800 ~~Robert~~ Fulton Dr, Ste. 350 Reston, VA 20191	173-05-0A-069.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amy D. Freck

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine Chapman, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 69 (Sixty Nine) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Amy D. Gayler, unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20070720-0086726 Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 20, 2007.

Amy D. Gaylor having since married and is now known as Amy D. Freck.

Subject property having never been the primary residence of Andy Freck, spouse of Amy D. Freck.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2034 Shaylin Loop, Nashville, TN 37013.

BILL GARRETT, Davidson County
Trans:T20170048335 DEEDWARR
Recvd: 06/07/17 09:06 2 pgs
Fees:13.00 Taxes:629.00
20170607-0056810

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2017.

Amy D. Freck

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2017.

Notary Public
My Commission Expires: 9-10-18

Notary Seal

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON