STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Tabatha Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF July, 2017.

NOTARY PUBLIC

My Commission expires: 8/17/19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17060028

Address of New Owner
Kelley Freeman
1012 Pewter Court
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
042-07-0A-079.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa R. Smiley,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelley Freeman, unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 334 Heritage Square, Phase Three, of record in Plat Book 5200, Page 539, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Teresa R. Smiley by Warranty Deed from Gerald T. Burnette and wife, Patricia W. Burnette, dated 03/23/00 and recorded on 03/27/00 in Instrument No. 20000327-0030634, Register's Office for Davidson County, Tennessee.

This is property generally located:
1012 Pewter Court, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5200, Page 539, and Plat Book 5200, Page 744, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5588, Page 807, Book 5722, Page 248, Book 6071, Page 766, Book 6122, Page 483, and 6407, Page 59, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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:T20170061286 DEEDWARR
Recvd: 07/18/17 12:33 2 pgs
Fees:13.00 Taxes:601.25
20170718-0072212

IN WITNESS WHEREOF, **Teresa R. Smiley** has/have caused this instrument to be executed, this the 14 day of July, 2017.

Teresa R Smiley

Teresa R. Smiley

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Teresa R. Smiley,** 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.

This the 14 day of July, 2017.

My commission Expires: 8.25.18

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY