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

BILL GARRETT, Davidson County
Trans: T20170065538 DEEDWARR
Recvd: 07/31/17 14:57 2 pgs
Fees: 13.00 Taxes: 721.50
20170731-0077517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $195,00.00.

AFFIANT

Subscribed and sworn to before me this 25th day of July 2017

NOTARY PUBLIC

My Commission Expires: 6/9/

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Jessie L. Freeman 102 Newport Rd. Old Hickory, TN 37138	**The Mortgage Firm, Inc., 921 Douglas Avenue #200, Altamonte Springs, FL 32714**	**053-02-0-054.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 ($195,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRUZ A. MANCIA, UNMARRIED AND DARIO B. GUTIERREZ, UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, have this day bargained and sold, and do hereby transfer and convey their respective interest unto the said **JESSIE L. FREEMAN, A SINGLE MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Map of Fairway View Subdivision, of record in Book 2900, page 41, 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 CRUZ A. MANCIA AND DARIO B. GUTIERREZ, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from WILSON REALTY MANAGEMENT, LLC, of record in Instrument No. 20161007-0106351, dated October 6, 2016, said Register's Office.

This is improved property known as 102 Newport Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 25th day of July, 2017, the bargaining party, having caused our names to be signed hereto on said day and date.

CRUZ A. MANCIA

DARIO B. GUTIERREZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CRUZ A. MANCIA and DARIO B. GUTIERREZ,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee this the 24th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 06/15/19

