WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/17 10:59 3 pgs
Fees:18.00 Taxes:1480.00
20170906-0091554

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on 09/01/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Housing Investment, Inc. 320 44TH AVENUE NORTH Nashville, TN 37209	Housing Investment, Inc. 1301 60th Ave N Nashville, TN 37209	091-16-191.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cary M. Freeman, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Housing Investment, Inc., a Tennessee corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of lots nos. 209 and 211 in Block No. 8, Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, described according to a survey by Dickson Survey Company, dated January 30, 1979, as follows:
>
> Beginning at the Southeast intersection of 44th Avenue, North and an alley, being the Northwest corner of said lot no. 211; thence with the Southerly margin of said alley, South 86 degrees, 00 minutes, 00 seconds East, 61.00 feet to a point in said Southerly margin of said alley; thence South 4 degrees, 00 minutes, 00 seconds West, 26.00 feet to an iron pin; thence North 86 degrees, 00 minutes 00 seconds West 61.00 feet to an iron pin in the Easterly margin of 44th Avenue North; thence with the Easterly margin of 44th Avenue North; North 4 degrees, 00 minutes, 00 seconds East 26.00 feet to the point of beginning, containing 0.036 acres, more or less.
>
> Being the same property conveyed by Quitclaim Deed from Carole Sue Swann, a married person to Cary M. Freeman, as recorded on the 29th day of April, 1997 in Deed Book 10432, Page 303 and Warranty Deed from Ralph T. Goodwin and wife, Joan P. Goodwin to Carole Sue Swann, married, as recorded on the 18th day of January, 1989 in Deed Book 7753, Page 670, in the Register's Office of Davidson County, Tennessee. Spouse of Grantor, Ying Li Freeman, joins in the conveyance to transfer any and all marital interest in the property.

This is improved property known as 320 44TH AVENUE NORTH, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 09/01/17.

Cary M. Freeman

Ying Li Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/01/17, before me personally appeared Cary M. Freeman and Ying Li Freeman, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/01/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017