Bill Garrett Davidson County
Batch# 1603 DEEDWARR
09/18/2017 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20170918-0095008

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of September, 2017 by and between Freedom Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Paul F. Runyon, an unmarried person, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit 1711A of 1711A &1711B Nubell Street, a horizontal property regime with private elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Units 1711A & 1711B Nubell Street, a horizontal property regime with private elements, of record in Instrument No. 20161207-0128350, Register's Office for Davidson County, Tennessee.

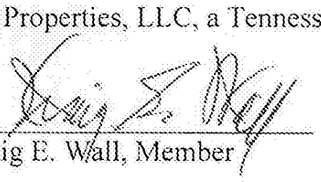
Being part of the same property conveyed to Freedom Properties by Warranty Deed from C & H Properties, LLC, dated March 16, 2016, recorded March 24, 2016, of record in Instrument No. 20160324-0027875, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to C & H Properties, LLC by Warranty Deed from Marlon D. Lane, dated February 1, 2016, recorded February 5, 2016, of record in Instrument No. 20160205-0011408, Register's Office for Davidson County, Tennessee. Further previously being part of the same property conveyed to Marlon D. Lane by Warranty Deed from Jabari Patterson, Bruce Craig Guess and Brandon Lee Guess, dated August 27, 2015, recorded September 8, 2015, of record in Instrument No. 20150908-0091131, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1711 A Nubell Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Freedom Properties, LLC, a Tennessee limited liability company

By: 
Kraig E. Wall, Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Kraig E. Wall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Freedom Properties, LLC**, the within named bargainor, a limited liability company and that he as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Member**.

Witness my hand and seal, at office in Franklin, this the 15th day of September, 2017.

Notary Public
My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm. Exp. July 16, 2019
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Paul F. Runyon
1711 A Nubell Street,
Nashville, TN 37208

Send Tax Statements to:

New Owner

Map & Parcel 081033A001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $305,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of September, 2017.

Notary Public

My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-407

True Copy Certification

I, Mitchell A. Watts, 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 is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

