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

Bill Garrett Davidson County
Batch# 14235 DEEDWARR
10/16/2017 04:06:46 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20171016-0106058

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 13th day of October, 2017 by and between Eldon R. Spraker, III and Freedom Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Mathew D. Linton and Laurianne E. Linton, husband and wife, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 346, on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Freedom Properties, LLC, by Warranty Deed, from Cumberland Advisory Group, LLC, for a consideration value of $22,500.00, dated March 18, 2015, recorded April 1, 2015, of record in Instrument 20150401-0027975, Register's Office for Davidson County, Tennessee.

Freedom Properties, LLC, conveyed to Eldon R. Spraker, III, a forty percent interest (40%) as Tenant in Common, by Warranty Deed, for a consideration value of $127,500.00, dated October 21, 2016, recorded December 31, 2016, of record in Instrument No. 20161031-0114739, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 112 Dellway Drive, Nashville, TN 37207

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

By: _____
Kraig E. Wall, Member

_____
Eldon R. Spraker, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, 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 TN, this the 13th day of October, 2017.

Notary Public
My Commission Expires: **My Commission Expires October 21, 2020**

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Eldon R. Spraker, III to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 13th day of October, 2017.

Notary Public
My Commission Expires: **My Commission Expires October 21, 2020**

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Mathew D. Linton and Laurianne E. Linton
112 Dellway Drive,
Nashville, TN 37207

Send Tax Statements to:

MIG
8320 E. Walker Springs Lane #200
Knoxville, TN 31923

Map & Parcel: 060 15 0 064.00

**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 $329,900.00 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 13th day of October, 2017.

Notary Public

My Commission Expires:
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067//17-1-544

KENNETH M BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN