This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #1704440

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 21190 DEEDWARR
11/02/2017 11:17:16 AM 2 pgs
Fees: $13.00 Taxes: $1,213.97

20171102-0112555

17.1.567

NEW OWNER:
Freedom Properties, LLC
2000 Mallory Ln
Ste 130-140
Franklin, TN 37067

SEND TAX BILL TO:
NEW
OWNER

MAP & PARCEL:
#172090A12500CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **JRB Realty, LLC,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Freedom Properties, LLC,** hereinafter called the Grantee, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, BEING Lot No. 125, on the Plan of Section Three, Banbury Crossing, of record in Plat Book 9700, pages 665 thru 666, Register's Office for Davidson County, TN, to which plan is hereby made for a more complete and description thereof.

Being the same property conveyed to Matthew Cheatham, a married man, from Arnetta Woodard by Warranty Deed dated 7/30/2007, of record in Instrument No. 20070816-0098116, Register's Office for Davidson County, Tennessee. Being further conveyed to JRB Realty, LLC from Matthew Cheatham and wife, Jessica Marie Cheatham by Warranty Deed, dated 9/27/2017, of record in Instrument No. 20171004-0101827, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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, his/her heirs and assigns, forever;

AND **JRB Realty, LLC,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **JRB Realty, LLC,** further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **908 S. Wickshire Way Brentwood, TN 37027**

Executed on this 30th day of October, 2017.

Todd McNeely Chief Manager
JRB Realty, LLC,
By Todd McNeely, Chief Manager

STATE OF TN
COUNTY OF Williamson

On this 30th day of October, 2017, personally appeared before me, the undersigned, Todd McNeely, who is the Chief Manager of **JRB Realty, LLC,** with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of **JRB Realty, LLC, LLC,** and that he executed the within instrument for the purposes therein contained, as his free act and deed and as Chief Manager of **JRB Realty, LLC,** with full power and authority to act on behalf of the company. Witness my hand this 30th day of October, 2017.

Notary Public

My Commission Expires: 1-8-19

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $328,100.00

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of October, 2017.

Notary Public

My Commission Expires: 1-8-19