Bill Garrett Davidson County
Batch# 38664 DEEDWARR
12/18/2017 10:28:55 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20171218-0128489

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 13th day of December, 2017 by and between Freedom Properties, LLC, hereinafter referred to as GRANTOR, and Melissa Laxson, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Unit 1713 A of 1713 A &1713 B Nubell Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Units 1713 A & 1713 B Nubell Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161207-0128352, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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 [ ]improved [ ]unimproved property known as: 1713 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

By: Craig Wall Member
Kraig Wall, Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal, at office in Franklin, TN, this the 13th day of December, 2017.

Hannah Cutshall
Notary Public
My Commission Expires: ~~My Commission Expires~~ February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of Property Owner:
Melissa Laxson
1713A Nubell Street, Nashville, TN 37208

Send Tax Statements to:

Churchill Mortgage Corp
761 Old Hickory Blvd Ste400
Brentwood, TN 37027

Map & Parcel: 081 02 0X 001.00 CO

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 $299,900.00 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 December, 2017.

Notary Public

My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-627