Bill Garrett Davidson County
Batch# 54716 DEEDWARR
02/02/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $517.63
20180202-0011064

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 30th day of January, 2018 by and between Freedom Properties, LLC, a limited liability company, hereinafter referred to as GRANTOR, and Demetrius Williams, a single man, 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 Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17-A, on the Plan of Zone Lot Division Lots 15, 17 & 20, Justin Towne Resubdivision of Lots 13 thru 26, Section Two, of record in Plat Book 5200, page 528, amended in Plat Book 5200, page 619, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Freedom Properties, LLC, by Warranty Deed, from CCF, LLC, dated November 17, 2014, recorded November 24, 2014, of record in Instrument No. 20141124-0108288, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3149 Justin Towne Ct, Antioch, TN 37013

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 limited liability company

By: Kraig Wall, Member
Kraig 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 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, this the 30th day of January, 2018.

Susan Harville
Notary Public
My Commission Expires:_____

SUSAN HARVILLE
NOTARY PUBLIC
TENNESSEE
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Demetrius Williams
3149 Justin Towne Ct, Antioch, TN 37013

Send Tax Statements to:

NEW OWNER

Map & Parcel: 150 02 0 189.00

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 $139,900.00 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 30th day of January, 2018.

Todd A Richards
Notary Public

My Commission Expires: 9-10-18

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
18-1-067

Please return to:
Main Street Title
2231 N Mt Juliet Rd #203
Mt Juliet TN 37122

Please return to:
Main Street Title
2231 N Mt Juliet Rd #203
Mt Juliet TN 37122

Please return to:
Main Street Title
2231 N Mt Juliet Rd #203
Mt Juliet TN 37122

201802020011064

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

