Bill Garrett Davidson County
Batch# 56310 DEEDWARR
02/07/2018 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20180207-0012558

NIRAJ [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Lacy Freeman | Fairway Independant Mortgage | 10214011800 |
| (NAME) | (NAME) | |
| 1213 Alfred Drive | 919 McClardy Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | Clarksville, TN 37042 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lacy Freeman and spouse Jeremy Freeman, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being in Davidson County, Tennessee being Lot No. 6 on the Plan of The Marchetti Company Property, of record in Book 9700, page 213, said Register's Office. to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard N. Halliburton and wife, Cheryl J. Halliburton by Warranty Deed dated 05/27, 1997 from The Marchetti Company and filed of record in Book 10467, page 571 in the Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Country Club Investors, LLC by Warranty Deed dated 08/14/2017 from Richard N. Halliburton and wife, Cheryl J.Halliburton and filed of record on 08/17/2017 in Instrument No. 2017081-0084843, in the Register's Office for Davidson County, Tennessee.

Property known as: 1213 Alfred Drive, Nashville, TN 37205

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1213 Alfred Drive Nashville TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands 02/06/18.

Jonathan Hagan, Managing Member
Country Club Investors, LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Country Club Investors , the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of February, 2018.

Notary Public
My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10. 2018

**True Copy Certification**

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19