17-CD-680

WARRANTY DEED

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

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-CD-680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamal Howard,	Guaranty Trust Company	
(NAME) 3106 Justin Towne Court	(NAME) 316 Robert Rose Drive	150030117.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($144,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FREEDOM PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMAL HOWARD, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 30-A, on the plan of Zone Lot Division Lots 6, 7 and 30 Justin Towne, Section Two, as shown on the plat of record in Plat Book 5200, Page 459 amended in Plat Book 5200, Page 618, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a moreparticular description of said property.

Being the property conveyed to Freedom Properties, LLC, by Warranty Deed from CCf, LLC, of record in Instrument No. 20141124-0108289, dated November 17, 2014, recorded November 24, 2014, in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
DEEDWARR
Batch# 56414 2 pgs
02/08/2018 09:53:13 AM
Fees: $13.00 Taxes: $536.13
20180208-0012697

unimproved ☐
This is improved ☒ property, known as 3106 Justin Towne Court, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Freedom Properties, LLC a Tennessee limited liability company this 31 day of January, 2018.

Kraig Wall, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Turner, 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 to be Member of Freedom Proeprties, 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 official seal at Franklin, Tennessee this 31 day of January, 2018.

Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public