WARRANTY DEED

Bill Garrett Davidson County
Batch# 61649 DEEDWARR
02/22/2018 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180222-0017055

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of February, 2018

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Lawrence	Same	09103000300
4509 Price Circle Rd		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **the Devisees of James Freeman who are Wendy Freeman Bradford, Deborah Freeman Duke, James Bradley Freeman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Lawrence and Carolyn Lawrence**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 100 feet of Lot Nos. 1303 and 1305 of Block 49 Plan No. 2 West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 1303 and 1305 on the north side of California Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to James Freeman and wife, Virginia W. Freeman from Oliver Ott Loftis, an unmarried man by Warranty Deed on April 24, 2002, of record in Instrument Number 20020424-0050624, Register's Office for Davidson County, Tennessee. The said Virginia W. Freeman having since died on December 1, 2013, leaving said property to James Freeman by right of survivorship. The said James Freeman having since died Testate on January 13, 2017, leaving said property to the Devisees of his Last Will and Testament, Deborah Freeman Duke, Wendy Freeman Bradford and James Bradley Freeman, of record in Case No. 2017PR248, Probate Court of Wilson County, Tennessee,

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5402 California Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this February 15, 2018.

Wendy Freeman Bradford
Wendy Freeman Bradford

Deborah Freeman Duke Deborah Freeman Duke

BY: Wendy Freeman Bradford, Attorney-in-fact
Wendy Freeman Bradford, Attorney-in-fact

James Bradley Freeman James Bradley Freeman

BY: Wendy Freeman Bradford, Attorney-in-fact
Wendy Freeman Bradford, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wendy Freeman Bradford** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2018

My commission expires 11-5-2018

CR
Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Wendy Freeman Bradford** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Deborah Freeman Duke** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Deborah Freeman Duke**, the bargainor(s), by the said **Wendy Freeman Bradford**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of Feb, 2018.

CR
NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Wendy Freeman Bradford** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **James Bradley Freeman,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **James Bradley Freeman,** the bargainor(s), by the said **Wendy Freeman Bradford**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of Feb, 2015.

CR
NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021