Bill Garrett Davidson County
Batch# 75876 DEEDWARR
04/03/2018 11:37:41 AM 2 pgs
Fees: $13.00 Taxes: $517.63
20180403-0031051

# WARRANTY DEED

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/19
(AFFIX SEAL)

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

File No.: 18-CD-161

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Karis Michelle Needham, a single woman Marci J Doyle, a married woman | Summit Funding | |
| 3151 Justin Towne Court | 2241 Harvard St #20 | 150 02 0 123.00 |
| Antioch, TN 37013 | Sacramento CA 95815 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($139,900.00), 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, LLCA TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARIS MICHELLE NEEDHAM, A SINGLE WOMAN MARCI J DOYLE, A MARRIED WOMAN, 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. 17-B, on the Plan of Zone Lot Division Lots 15, 17 & 20, Justin Towne Resubdivision of Lots 13 through 26, Section Two, of record in Plat Book 5200, page 528, amended in Plat Book 5200, page 619, in 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. 20141124-0108290, in Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3151 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 30 day of March, 2018.

Kraig Wall, Member

Kraig Wall, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me a, Susan L. Jackson, a Notary Public of said State and County aforesaid, personally appeared Kraig Wall with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Freedom Properties, LLC,** the within bargainor, a limited liabiity 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 atDavidson County, Tennessee this 30 day of March, 2018.

Commission Expires: _____

Susan L. Jackson
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019