WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: ___
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 89099 **DEEDWARR**
05/07/2018 09:49:38 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20180507-0043264

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

File No.: 18-CD-174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Addington and Monica Addington	Highlands Residential Mortgage	172090A12500 CO
(NAME) 908 South Wickshire Way	(NAME) 12001 N. Central Expressway, Suite 750	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), 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 SCOTT D. ADDINGTON AND MONICA ADDINGTON, HUSBAND AND WIFE, 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. 125, on the Plan of Section Three, Banbury Crossing, of record in Plat Book 9700, pages 665 thru 666, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and description thereof.

Being the same property conveyed to Freedom Properties, LLC, by Warranty Deed from JRB Realty, LLC, dated October 30, 2017, recorded November 2, 2017, in Instrument No. 20171102-0112555, in the Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to JRB Realty, LLC, by Warranty Deed from Matthew

Cheatham and wife, Jessica Marie Cheatham, dated September 27, 2017, recorded October 4, 2017, in Instrument No. 20171004-0101827, in the Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Matthew T. Cheatham, a married man, by Warranty Deed from Arnetta Woodard, dated July 30, 2007, recorded August 16, 2007, of record in Instrument No. 20070816-0098116, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 908 South Wickshire Way, Brentwood, TN 37027
(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, LLCa Tennessee limited liability company this 4 day of May 2018.

Kraig Wall, Member

LLC
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gail Hudson, 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 Properties, 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, at office, this 4th day of May 2018

Notary Public

My Commission Expires:

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019