WARRANTY DEED
File No. 2018-58

Bill Garrett Davidson County
Batch# 96081 DEEDWARR
05/23/2018 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180523-0049535

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Sandy Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott F.Andrews	Franklin American Mortgage Co	
910 Waggoner Court East	6100 Tower Circle, Ste 600	10804016500
Nashville, Tn. 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Matthew L. Freudenthal and wife, Elizabeth A. Fruedenthal,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott F. Andrews , 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:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 121-A of the Zone Lot Division of Section Six Patio Villa ofrecord in Plat Book 6250, pages 570 and 571, amending Plat Book 6250, page 789, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Matthew L. Freudenthal and wife, Elizabeth A. Freudenthal, by Warranty Deed from Joseph R. Hernandez, married ofrecord in Instrument No. ~~XXXXXXXX~~ 20041008-0122112 Register's Office for Davidson County, Tennessee, dated September 29, 2004.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements ofrecord, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements ofrecord, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **910 Waggoner Court East, Nashville, Tennessee 37214**

(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 this 22nd day of May, 2018.

Matthew L. Freudenthal

Elizabeth A. Freudenthal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **Matthew L. Freudenthal and Elizabeth A. Freudenthal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of May, 2018.

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tn. 37129
(615)956-6466

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

