WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 97336 DEEDWARR
05/29/2018 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20180529-0050727

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

File No.: 18-CD-303

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William S. Murrell, Jr. and Rachel Murell	William S. Murrell, Jr. and Rachel Murell	
(NAME) 5737 Cloverland Drive	(NAME) 5737 Cloverland Drive	171 07 0 003.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), 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 WILLIAM S. MURRELL, JR. AND RACHEL MURELL, 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. 3, on the plan of Cloverland Acres, Section I, of record in Plat Book 4300, page 432, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 183.00 feet on the Southerly margin of Cloverland Drive and extends back 294.68 feet on the Westerly side and 155.00 feet on the Easterly side to a broken line on the rear line which measures 238.31 feet thereon.

Being the same property conveyed to Freedom Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Music City Holdings, LLC, for a consideration value of $315,000.00, dated September 22, 2017, recorded September 27, 2017, of record in Instrument No. 20170927-0099038, Register's Office for Davidson County, Tennessee.

Previously being the same property to Music City Holdings, LLC, by Warranty Deed, from Brady Development Group, LLC, or a consideration value of $300,000.00, dated September 22, 2017, recorded September 27, 2017, of record in Instrument No. 20170927-0099037, Register's Office for Davidson County, Tennessee.

Further previously being the same property to Brady Development Group, LLC, a Texas limited liability company, by Warranty Deed, from Serena E. Coleman, or a consideration value of $165,000.00, dated August 4, 2017, recorded August 10, 2017, of record in Instrument No. 20170810-0081995, Register's Office for Davidson County, Tennessee.

Further previously being the same property to William R. Coleman and wife, Serena E. Coleman, by Warranty Deed, from William R. Berry, unmarried, dated March 16, 2000, recorded March 22, 2000, of record in Instrument No. 20000322-0029362, Register's Office for Davidson County, Tennessee. William R. Coleman having since died on December 30, 2010 and property vested in Serena E. Coleman as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 5737 Cloverland Drive, 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, LLC, a Tennessee limited liability company this 23rd day of May, 2018.

Freedom Properties, LLC

Kraig Wall, Member

Kraig Wall, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan L Jackson, 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 23 day of May, 2018

Notary Public

My Commission Expires:

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

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.

Julie Coone — My commission expires: 5-3-2021
Notary's Signature

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY