THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180416008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 103151 DEEDWARR
06/11/2018 03:00:41 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20180611-0055983

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew G. Kingrey and Shira M. Kingrey 505 Georgetown Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-04-018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel C. Freeman and James Robert Freeman, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew G. Kingrey and Shira M. Kingrey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 57 on the Plan of Brook Meade, Section IV of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel C. Freeman and James Robert Freeman, wife and husband by Warranty Deed from Jason M. Hill and wife, Sunny T. Hill, recorded on the 30th day of March, 2016 in Instrument No. 20160330-0029938, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION IV, as recorded in Plat Book 2133, Page(s) 93.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer/Storm Drainage, recorded in Book 4517, Page 326 and Book 4450, Page 702.

This is improved property located at 505 Georgetown Drive Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2018.

James Robert Freeman

Rachel C. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Robert Freeman and Rachel C. Freeman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2018.

Notary Public

My Commission Expires: _____

