THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34335-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 13th day of July, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: James Allen & Debra Allen 464 Summit Oaks Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128 16 0 B 027 00CO

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, **Gerold D. Freeman and wife Carolyn Freeman**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Gerold D. Freeman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Allen and Debra Allen, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 464 Summit Oaks Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 116589 DEEDWARR
07/16/2018 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20180716-0068707

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of July, 2018.

Gerold D. Freeman

Carolyn Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerold D. Freeman and Carolyn Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase Two Summit Oaks, as of record in Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gerold D. Freeman, an unmarried man by deed dated March 17, 2017 from Elizabeth Hooper, unmarried of record in Instrument No. 20170320-0027088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 128 16 0 B 027 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Summit Oaks of record in Instrument No. 20020214-0019518 and Instrument No. 20040116-0006770, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Boundary Plan of record as Book 9700, page 255, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20020103-0001057, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny U. 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 U. Ray
Signature

State of Tennessee
County of Williamson

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

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.

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature