Bill Garrett Davidson County
Batch# 118240 DEEDWARR
07/19/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180719-0070328

#34334

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1442

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 13, 2018

Notary Public
Commission Expires: October 7, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gerold D. Freeman and Stephen M. Freeman 7213 Riverfront Drive Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	126-16-0A-516.00-C

WARRANTY DEED

FOR AND IN 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,

Emily Daniel and Mark Sharp, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerold Freeman and Carolyn Freeman, husband and wife and Stephen M Freeman, a married man, as tenants in common

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. 291 on the Plan of Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, 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 Emily Daniel and Mark Sharp by Warranty Deed from Andrea Louise Smith and Cherokee James Smith of record in Instrument No. 20150401-0028016, Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 01, 2015.

Emily Daniel and Emily P. Daniel are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

7213 Riverfront Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 13, 2018.

Mark Sharp

Emily Daniel by Sarah Simmons as Attorney in Fact

Emily Daniel by Sarah Simmons as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Sharp** 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 and official seal at Brentwood, Tennessee this 13th day of July, 2018.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 13 day of July, 2018, before me personally appeared **Sarah Daniel,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Emily Daniel** and acknowledged that she executed the same as her free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book 201807190070327, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 13 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

