39B

STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 121269 DEEDWARR
07/26/2018 03:29:21 PM 2 pgs
Fees: $13.00 Taxes: $804.75

20180726-0073166

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 25th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/8/22
File No. G18-2502

DAVIDSON COUNTY, TN ANGELA NOTARY PUBLIC TENNESSEE STATE OF BOSTON-WILLIAMS

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany L. Holljes (NAME)	Bank of Tennessee (NAME)	069-16-0-030.00
(STREET ADDRESS)	301 E. Center St. (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Kingsport, TN 37660 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kenneth Freels, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany L. Holljes, an unmarried woman,** 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 a lot 50 feet front on the Westerly side of Manchester Avenue and running back between parallel lines 150 feet to a dead line, on which there is a house known as No. 2011 Manchester Avenue. Said lot is bounded on the North by the property of H.L. Gunter and wife, and on the South by property known as J.R. Rottro, and wife.

Being the same property conveyed to Kenneth Freels, an unmarried man by Deed dated April 28, 2014, recorded May 2, 2014, in Instrument Number 20140502-0037142, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2011 Manchester Avenue, Nashville, TN 37218.

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. Whenever 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 my/our hand(s) this 25th day of July, 2018.

Kenneth Freels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2018, before me personally appeared Kenneth Freels, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 25th day of July, 2018.

Notary Signature
My commission expires: 10-2-21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066