Bill Garrett Davidson County
Batch# 126341 DEEDWARR
08/08/2018 10:36:45 AM 2 pgs
Fees: $13.00 Taxes: $384.80
20180808-0077963

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jedidiah Freiheit
555 N. Dupont Ave, #C69
Madison, TN 37115

SEND TAX BILL TO:
Ameris Bank
1800 Parkway Place Ste 820
Marietta, GA 30067

MAP/PARCEL 043-10-0A-055.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey W. Brown, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Jedidiah Freiheit, a single man , hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-69 (203) on the plan of Madison Park Condos, 555 DuPont Avenue, Madison, Tennessee, according to the Master Deed of record in Book 5462, Pages 614 through 649, inclusive, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey W. Brown by Warranty deed from John Darrin Duncan of record in Instrument No. 20130610-0058617 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 10, 2013.

This is improved property known as: **555 N. Dupont Ave, #C69, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 1st day of August, 2018.

WITNESS MY HAND on this the 1st day of August, 2018

Jeffrey W. Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffrey W. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of August, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $104,000.00

AFFIANT

Subscribed and sworn to before me this the 1st day of August, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No.: 180575