Karen Y Johnson Davidson County
Batch# 168628 DEEDWARR
11/29/2018 03:24:39 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20181129-0116602

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of November, 2018.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Richard A. Gonzalez and Jonika Freeman	Newowners	107050A10000CO
(NAME)	(NAME)	
100 Five Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $135,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sheila B. Rousey, a single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Richard A. Gonzalez, an unmarried man and Jonika Freeman, an unmarried woman,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 100, as shown on the map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 3 55 , amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila B. Rousey, a single woman, by deed from Mohamed Aboulkadir Sheikh, a married man, of record in Instrument No. 20161213-0130585, dated December 6, 2016, said Register's Office.

This property is __unimproved X improved property known as: 100 Five Oaks Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of November, 2018.

Sheila B. Rousey by Malory Allen her attorney-in-fact
Sheila B. Rousey by Malory Allen
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of November, 2018, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Malory Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheila B. Rousey, as evidenced by Power of Attorney of record in Book *, Page _____, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Sheila B. Rousey.

Witness my hand and official seal, this the 27th day of November, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* 20181129.0116601

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18R18100