Karen Y Johnson Davidson County
Batch# 175516 DEEDWARR
12/18/2018 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $9,712.50
20181218-0122965

#34522

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. 34522-10-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,625,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Matthew Kisber, Paige Kisber 2334 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER 2334 Golf Club Lane Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116 02 0 B 041 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, **Joseph D. Freedman and wife, Courtney Sapire Freedman,** 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 Joseph D. Freedman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Kisber and Paige Kisber, husband and wife** ("Grantee"), its successors, 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 5113 Annesway Drive, Nashville, TN 37205.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of December, 2018.

Joseph D. Freedman

Courtney Sapire Freedman, by Joseph D. Freedman, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 17th day of December, 2018.

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

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph D. Freedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Courtney Sapire Freedman, and he is authorized by Courtney Sapire Freedman to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of December, 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. 46 on the Plan of Hill Place, a Planned Unit Development as of record in Plat Book 7900, pages 923 thru 932, (at page 926) amended by Surveyor's Certificates of Correction in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph D. Freedman and wife, Leslie E. Freedman by deed dated April 29, 1998 from Wallace L. Friedman and wife, Gabrielle R. Friedman of record in Book 10910, page 727, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 27, 2006 of record in Instrument No. 20060928-0119890, Register's Office for said County, Joseph D. Freedman conveyed his interest in subject property to Leslie E. Freedman. The parties having since divorced by Final Decree of Divorce filed in Docket No. 10D-1017, Eighth Circuit Court for Davidson County, Tennessee. In accordance with the terms of an Agreed Order modifying a Marital Dissolution Agreement, Leslie E. Freedman has conveyed all of her right, title and interest to subject property to Joseph D. Freedman by Quitclaim Deed dated August 1, 2012 of record in Instrument No. 20120815-0073075, Register's Office for Davidson County, Tennessee. Joseph D. Freedman has since remarried.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 116 02 0 B 041 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee
3. Dedication of common area to Hill Place Homeowner's Association of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, pages 923 thru 932, (at page 926) Surveyor's Certificate of Correction of record in Book 9854, page 235, Book 10058, page 112 and Book 10270, page 38, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530 and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

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, EILEEN K. HOPKINS, 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:

