STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3864

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 177160 **DEEDWARR**
12/21/2018 12:01:20 PM 2 pgs
Fees: $13.00 Taxes: $621.60
20181221-0124426

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Francis Monaghan (NAME)	First Community Mortgage, Inc (NAME)	052-13-0B-118.00-CO
2334 Benay Road (STREET ADDRESS)	275 Robert Rose Drive (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, **Russell Freeman and Shannon Freeman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis Monaghan, a single man**, 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 156, First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 1, as shown on plat of record in Plat Book 9700, Page 283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell Freeman and Shannon Freeman, husband and wife by Deed dated September 27, 2004 from Bryan Robbins, recorded October 5, 2004, in Instrument Number 20041005-0119833, 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:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to Master Deed and By-Laws of record in Book 7566, Page 571; amended and supplemented in Book 10630, Page 504; amended
in Instrument Number 20040915-0111299, Register's Office for Davidson County, Tennessee.

3. Declaration of Submission of Phase 4, Section 1 in Book 10630, Page 501, said Register's Office.

4. Resolution in Instrument Number 20040915-0111301, said Register's Office.

5. Charter of record in Book 8069, Page 158 and Instrument Number 20020425-0051348, said Register's Office.

6. Conveyance of Common Area of record in Instrument Number 20041217-0150273, said Register's Office.

7. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 283, Register's Office for Davidson County, Tennessee.

The 2018 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 2334 Benay Road, Nashville, TN 37214.

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 19th day of December, 2018.

Russell Freeman

Shannon Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2018, before me personally appeared Russell Freeman and Shannon Freeman, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of December, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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