WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me this 7 day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

Karen Y Johnson Davidson County
Batch# 181475 DEEDWARR
01/08/2019 11:14:33 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190108-0001989

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (Andrea Freeman)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32169

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shannon Marie Timberlake 2308 Shadow Lane Nashville, TN 37216	Broker Solutions Inc dba New American Funding 14511 Myford Rd., Ste 100 Tustin, CA 92780	073-5-120

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Taylor O. Freeman, an unmarried man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Shannon Marie Timberlake, single woman**, hereinafter called **"GRANTES,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Riverwood Heights of record in Plat Book 1835, page 42, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor O. Freeman by Warranty Deed from Marilyn Denison Lee, unmarried, of record in Instrument No. 20130402-0032421, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of Riverwood Heights, of record in Plat Book 1835, page 42, Register's Office for Davidson County, Tennessee.
3. Declaration and Restrictions contained in an Instrument of record in Book 1583, page 145 Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2308 Shadow Lane, Nashville, TN 37216.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 7th day of January, 2019.

Taylor O. Freeman

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Taylor O. Freeman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 7th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020