Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

39-B
File #19-1064

Karen Johnson Davidson County
Batch# 199858 **DEEDWARR**
02/27/2019 10:19:07 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20190227-0017726

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. McClelland and Caroline McClelland, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert K. Freeman and Patricia A. Freeman, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land located in Davidson County, Tennessee, being all of Lot No. 1 on the plan of the Resubdivision of Lot 1 and East 10' Lot 2, Block 13, Sylvan Park, of record in Plat Book 5190, page 498, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John S. McClelland and Caroline McClelland, husband and wife, by deed from Angela M. Woodcock and husband Jacques Woodcock, dated August 24, 2017, of record in Inst. No. 20170828-0088250, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4401 Utah Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15 day of February, 2019.

John S. McClelland

Caroline McClelland

State of GA
County of Cobb

On this 15 day of February, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John S. McClelland and Caroline McClelland, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTOPHER A HOITINK NOTARY PUBLIC COBB COUNTY, GA EXPIRES MAR 5, 2021

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 615,000.00.

Affiant

Sworn and subscribed before me on this the 15 day of February, 2019.

Notary Public

My Commission Expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert K. Freeman 4401 Utah Avenue Nashville, TN 37209	New Owner	103-04-0-174.00