WARRANTY DEED

Karen Johnson Davidson County
Batch# 206542 DEEDWARR
03/15/2019 03:42:50 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20190315-0024061

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Kristin Boody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 13th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Julia Freemont and Hunter Freemont	Pinnacle Bank	025-1-0-063.00
(NAME)	(NAME)	
302 Moss Trail	150 3rd Ave. S. Suite 1000	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190477

For and 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 hereby acknowledged, I/we, Mai Batson (Sparti) Mahlum, a single person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Julia Freemont and Hunter Freemont, wife and husband, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 19 on the plan of Goodlettsville Heights Subdivision, Section 2, as shown by plat of record in Plat Book 1424, (erroneously referred to as Book 1434 in deed), page 120, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 19 fronts 100 feet on the West side of Moss Trail Road, runs back 349.6 feet on the South line 425.1 feet on the North line and shows 150 feet on the rear line.

BEING the same property conveyed to Arnold L. Mahlum, Jr. by Warranty Deed from Lisa J. Timmons dated June 26, 2009 and filed of record in Instrument 20090716-0066717, and corrected in Instrument 20100226-0014763, Register's Office for Davidson County, Tennessee. Arnold L. Mahlum, Jr. died intestate on June 10, 2017, survived by Danielle Mahlum and Mai Batson (Sparti) Mahlum. The said Danielle Mahlum conveyed her interest in said land to Mai Batson (Sparti) Mahlum by Quitclaim Deed dated February 28, 2018 and filed of record in Instrument 20180319-0025345, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 302 Moss Trail, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of March, 2019

Mai Batson (Sparti) Mahlum

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mai Batson (Sparti) Mahlum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of March, 2019.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020