Karen Johnson Davidson County
Batch# 246894 DEEDWARR
06/21/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190621-0060116

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 443657

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freedom Properties, LLC, A Tennessee Limited Liabilty Company	Freedom Properties, LLC	084-15-0-052.00
(NAME)	(NAME)	
2209 Crestline Drive	2000 Mallory Lane, Ste 130-140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Bennie Jan Cason,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Freedom Properties, LLC, A Tennessee Limited Liabilty Company**, hereinafter called the GRANTEE(S), his/her/their 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 Lots Nos. 23 and 24 on the Map of Donelson Meadows, as shown on plat of record in Book 1835. Page 35, Register's Office for said county, more particularly described as follows:

Lot 23: Beginning at a point in the Southerly margin of Crestline Drive, common corner of Lots 22 and 23; thence with the line between said two lots Southerly 183.2 feet to a point in the Northerly line of Lot 25; thence with the line between Lots 23 and 25 Northwesterly 89.5 feet to the common Southerly corner of Lots 23 and 24; thence with the line between said lots Northerly 143.2 feet to the Southerly margin of Crestline Drive; thence with the margin of said drive Easterly 79 feet to the beginning.

Lot 24: Beginning at a point in the Southerly margin of Crestline Drive. common corner of Lots 23 and 24; thence with the line between said lots Southerly 143.2 feet to a point, a corner of Lot 25; thence with the line between Lots 24 and 25 Westerly 86.8 feet to a point in the Easterly margin of Dellrose Drive; thence with the margin of said drive Northerly 128.8 feet to a concrete monument at the beginning of a curve; thence with said curve Northeasterly 43 feet to a concrete monument in the Southerly margin of Crestline Drive; thence with the margin of said drive Easterly 78 feet to the beginning.

Being the same property conveyed to Bennie Jan Cason or John Clark Cason, husband and wife by Quitclaim Deed from John Clark Cason, dated February 08, 2002 recorded February 13, 2002, of record in Instrument 20020213-0019267, Register's Office for Davidson County, Tennessee.

The said John Clark Cason died on April 17, 2018, leaving the said Bennie Jan Cason, the sole surviving tenant by the entirety.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 412, Page 351, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2209 Crestline Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of June 2019.

Bennie Jan Cason
Bennie Jan Cason

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennie Jan Cason, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of June, 2019.

Notary Public: Blake Reynolds
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

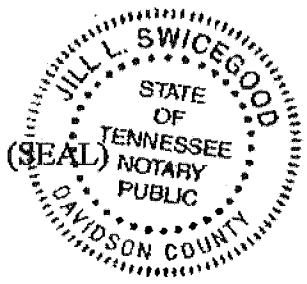
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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