Karen Johnson Davidson County
Batch# 253596 DEEDWARR
07/08/2019 08:34:06 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190708-0066035

THIS INSTRUMENT PREPARED BY:
United Title, LLC
16206 Highland Drive
McKenzie, TN 38201

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, **Andrew D'Agostino**, unmarried, his successors and assigns, hereinafter referred to as GRANTOR, whether singular or plural, has bargained and sold and by these presents does transfer and convey unto **Michael L. Freeman and wife, Stacie D. Freeman**, their heirs and assigns, hereinafter referred to as GRANTEE, whether singular or plural, a certain tract or parcel of land located in **Davidson County**, Tennessee, known as **Tax Parcel ID No. 093-11-0C-008.00-CO**, and further described as follows:

Land in Davidson County, Tennessee, being Unit 8, as shown on the map entitled Rutledge House Condominium, of record in Plat Book 6200, page 318 and amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The above description is the same as in the previous deed of record.

This being the same real estate conveyed to Andrew D'Agostino by Warranty Deed of Justin E. Levenson dated May 19, 2015 and of record in Instrument No. 20160519-0050360, Register's Office of Davidson County, Tennessee.

Subject property is being sold and purchased in it's "as is condition" with no representation or warranty whatsoever by Grantor as to its condition or fitness for use other than as expressly set forth herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs and assigns, forever. GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

And GRANTOR further covenants and binds GRANTOR'S heirs and representatives to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS GRANTOR'S hand(s) this the 1 day of July, 2019.

Andrew D'Agostino

State of TN
County of Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Andrew D'Agostino**, with whom I am personally acquainted and who acknowledged that bargainors executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1 **day of** July **, 2019.**

My commission expires:
March 7, 2023

Notary Public

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that the value for this transfer or value of the property transferred, whichever is greater, is **$250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 1 day of July, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 1 day of July 2019.

My commission expires: March 7, 2023

Notary Public

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

NAME AND ADDRESS OF PROPERTY OWNER:

Michael L. Freeman
Stacie D. Freeman
353 Linden St.
Dresden, TN 38225

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE