WARRANTY DEED

20-CD-003

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 352904 **DEEDWARR**
02/04/2020 10:32:57 AM 2 pgs
Fees: $13.00 Taxes: $1,457.80

20200204-0012709

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Leslie M Collum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Gail Dornan
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Camyla Rocha and Jonah Louis Kraut	Camyla Rocha and Jonah Louis Kraut	084 15 0 052.00
(NAME) 2209 Crestline Drive	(NAME) 2209 Crestline Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Four Thousand And No/100 Dollars ($394,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FREEDOM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONAH LOUIS KRAUT AND CAMYLA ROCHA, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennesse, being Lot Nos. 23 and 24, on the Map of Donelson Meadows, as shown on the plat of record in Plat 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 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 Freedom Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Bennie Jan Cason, for a consideration value of $180,000.00, dated June 18, 2019, recorded June 21, 2019, of record in Instrument No. 20190621-0060116, Register's Office for Davidson County, Tennessee.

Previously 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 No. 20020213-0019267, Register's Office for Davidson County, Tennessee. John Clark Cason having since died on April 17, 2018, and property now vested in Bennie Jan Cason, as surviving tenant by the entirety.

Previously being the same property conveyed to John C. Cason and wife, Margaret B. Cason, by Warranty Deed, from Jerry P. Cason and wife, Lois E. Cason, dated April 4, 1967, recorded April 7, 1967, of record in Book 4118, page 659, Register's Office for Davidson County, Tennessee. Margaret B. Cason having since died and property now vested in John C. Cason as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 2209 Crestline Drive, Nashville, TN 37214
(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 we do covenant with the said GRANTEES 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 GRANTEES, their 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 31st day of January, 2020.

BY: Kraig E. Wall, Member
Kraig E. Wall, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Gail Dorman, a Notary Public of said State and County aforesaid, personally appeared Kraig Wall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Freedom Properties, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member

Witness my hand, at office, this 31st day of January 2020

Gail Dorman
Notary Public

GAIL DORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My Commission Expires: _____