THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224872

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2020.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 368215 DEEDWARR
03/05/2020 03:22:31 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200305-0025132

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tom Freeman and Mary Freeman 5720 Oakwood Road Mission Hills, KS 66208	New Owner	Tax Parcel ID No. 103-08-0A-049.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Kniery, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tom Freeman and Mary Freeman, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-200 , as shown on the map entitled Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL KNIERY, by deed from SEAN PRESTON, of record in Instrument No. 20180403-0031037, dated March 30, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-08-0A-049.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 20-24, said Register's Office. Master Deed of record in Book 5238, page 863, amended in Book 5266, page 22, said Register's Office.

ByLaws of Westlawn Green of record in Book 5238, page 872 and amended in Book 6748, page 423, said Register's Office.

Easement(s) of record in Book 5238, page 134, said Register's Office.

This is improved property located at 4425 Westlawn Drive, Unit C200 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEARD-20-4425-C200

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

Michael Kniery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Kniery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021