Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1211TN

Karen Johnson Davidson County
Batch# 369223 DEEDWARR
03/09/2020 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200309-0026051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Alice Michelle Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2020.

Dana Loggins
Notary Public
Commission Expiration: 9-18-23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Alice Michelle Freeman and Eric Russell Freeman 3341 Freeman Hollow Rd. Goodlettsville, TN 37072	SAME AS NEW OWNER	011-00-0-046.00

WARRANTY DEED

FOR AND IN 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, **Phyllis A. Brasher, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alice Michelle Freeman and Eric Russell Freeman, 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:

Property known as: 3341 Freeman Hollow Rd., Goodlettsville, TN 37072, County of Davidson

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H.S. Freeman Land, as shown on the Plan of record in Book 332, page 58, Register's Office for said County, and being known as Tract 5 on a Map of the subdivision of said tract of the Freeman Heirs and described according to a survey thereof made by L.B. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road, at the common front corners of Tracts 4 and 5 and bearing S 78° 30' West 525 feet from the southeast corner of the property conveyed to Effie Stewart Minor, by deed from J.B. Jackson and wife, of record in Book 2903, page 68, Register's Office for said County; thence with the line between tracts 4 and 5 north 23° 45' West 1061 feet to a point at the common rear corners of said tracts; thence North 80° 30' West 167 feet to a point; thence South 73° 30' West call 145, measure 45 feet to a point, the common rear corners of Tracts 5 and 6; thence with the line between said Tracts, South 23° 30' East 1126 feet to the center line of said Freeman Road; thence with said center line, North 78° 30' East 200 feet to the point of beginning, containing 5.82 acres, more or less.

Being the same property conveyed to Michael G. Brasher and wife, Phyllis A. Brasher, by Deed from Charles Luther Burch and wife, Lyndal Ann Burch, dated 02/10/1989 and recorded 02/13/1989 in Book 7771, Page 593, Register's Office for Davidson County, Tennessee. The said Michael G. Brasher is deceased as of 04/21/2006, leaving Phyllis A. Brasher as the sole owner of the subject property.

Tax Map and Parcel ID: 011-00-0-046.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3341 Freeman Hollow Rd., Goodlettsville, TN 37072

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 unemcumbered, 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.

Witness my hand this 28th day of February, 2020.

Phyllis A Brasher

Phyllis A. Brasher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared **Phyllis A. Brasher**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of February, 2020.

Dana Loggins

Notary Public
Commission Expiration: 9-18-23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

LTE File No.: 20-1211TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

