THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** **CRT File No. 200225115** Karen Johnson Davidson County Batch# 383413 **DEEDWARR** 04/09/2020 08:39:13 AM 2 pgs Fees: $13.00 Taxes: $1,091.50 20200409-0037367	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. KCR Affiant Subscribed and sworn to before me, this 7th day of April, 2020. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Christian Collumb Freeman and Taylor Brooke Freeman 8245 Boone Trace Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 15 0B 188.00

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, **Rebecca E. Rhodes, Elizabeth D. Byars, and Patsy G. Duncan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Collumb Freeman and Taylor Brooke 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:

Lot 20, Section Two, Lexington Point Subdivision, as shown on plat of record in Plat Book 20010515-0049954, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebecca E. Lund, Patsy G. Duncan and Elizabeth D. Byars, Tenants in Common with Rights of Survivorship, by Warranty Deed from Abigail E. Baughman and Jeremy R. Hillard, joint tenants with rights of survivorship, of record in Instrument No. 20170714-0071008, in the Register's Office of Davidson County, Tennessee, dated July 12, 2017 and recorded on July 14, 2017.

Rebecca E. Lund is now married and now known as Rebecca L. Rhodes. Richard Rhodes joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as Spouse of Rebecca L. Rhodes.

Elizabeth D. Byars and Patsy G. Duncan warrant said property was never their marital residence.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Lexington Point Subdivision, as recorded in

Plat Instrument No. 20010515-0049954 and corrected in Instrument No. 20011214-0138239.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754.

Easement for Ingress/Egress, recorded in Book 11669, Page 837.

Easement recorded in Instrument No. 20010329-0030190.

This is improved property located at 8245 Boone Trace Nashville TN 37221

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 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 7th day of April, 2020.

Rebecca E. Rhodes
BY: Kate Rosenthal, Attorney-in-fact

Patsy G. Duncan
BY: Kate Rosenthal, Attorney-in-fact

Richard Rhodes
BY: Kate Rosenthal, Attorney-in-fact

Elizabeth D. Byars
BY: Kate Rosenthal, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rebecca E. Rhodes, Patsy G. Duncan, Richard Rhodes, and Elizabeth D. Byars and that she is authorized by Rebecca E. Rhodes, Patsy G. Duncan, Richard Rhodes, and Elizabeth D. Byars to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of April, 2020.

Notary Public
My Commission Expires:

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