This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 15th day of July, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 439450 **DEEDWARR**
07/17/2020 10:55:01 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200717-0078681

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E. KNOWLTON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicolas Freeman 1749 16th Ave N. Nashville, TN 37208	Evansville Teachers CU 544 Lovers Lane Bowling Green KY 42103	081-15-0 236.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW P. TOWNSEND, A SINGLE MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NICOLAS FREEMAN AND SARAH FREEMAN, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 354 on the Plan of McGavock, Westmore and Others' Second Addition, called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of lot No. 354 fronts 33 1/3 feet on the westerly side of 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Matthew P. Townsend, a single man, from Phillip Taylor, unmarried, by Warranty Deed dated 02/25/2019 of record in Instrument No. 20190226-0017181, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1749 16th Ave N., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of July, 2020.

Matthew P. Townsend

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew P. Townsend, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY