PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 459241 DEEDWARR
08/18/2020 12:05:51 PM 2 pgs
Fees: $13.00 Taxes: $3,959.00
20200818-0092733

W & I Ref: (DM) Title No.: 61062
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle L. Rosenberg Caroline V. Rosenberg 714 Estes Road Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11604016000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,070,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian T. Freeman and Katherine D. Freeman, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kyle L. Rosenberg and Caroline V. Rosenberg, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south 75 feet of Lot No. 8, Block "I" on the Plan of W. M. Cantrell's Subdivision of record in Plat book 332, page 85, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 75 feet on the easterly side of Estes Avenue and runs back between parallel lines, along the north margin of a 12 foot alley, 250 feet, more or less, to another alley in the rear.

Being the same property conveyed to Brian T Freeman and Katherine D. Freeman, husband and wife, by Warranty Deed from Alice A. Bell, n/k/a Alice Bell Little and Peter D. Little, Jr., wife and husband, dated June 2, 2015 and recorded on June 23, 2015, of record in Inst. No. 20150623-0059895, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to: Taxes for 2020 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 85, said Register's Office; Subject to the rights of way of un-built alleys to the Metropolitan Government of Nashville and Davidson County, Tennessee situated contiguous with and along the rear line of subject property and with and along the southerly line of subject property.

This is improved property, known as 714 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2020.

Brian T. Freeman

Katherine D. Freeman

State of Tennessee

County of Davidson

On this 24th day of July, 2020, before me the undersigned authority, personally appeared Brian T. Freeman and Katherine D. Freeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2020.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024