WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File #21-0816-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 777324 DEEDWARR
12/21/2021 11:56:01 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20211221-0168465

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Burrus Cox and Kendall Cox	**New Owner**	
(NAME)	(NAME)	**061-07-0-145.00**
816 Gwynn Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN EDWARD FREEMAN AND CHRISTINE MASSIE FREEMAN, F/K/A KIMBERLY C. MASSIE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BURRUS COX AND KENDALL COX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 and 18, Block "C" on the Plan of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly C. Massie, a single woman and John Edward Freeman, a single man, as tenants in common with rights of survivorship by Warranty deed from Sarah Burke and John Burke, married of record in Instrument No. 20171117-0118329 Register's Office for Davidson County, Tennessee, dated November 14, 2017 and recorded on November 17, 2017.

This conveyance is subject to:
*Taxes for the year 2021, a lien due and payable, but not delinquent.
*Subject to all matters shown on the Plan of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **816 Gwynn Drive, Nashville, TN 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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/our hand(s) this the 15th day of December, 2021.

John Edward Freeman by Christine Massie Freeman, Attorney in Fact
John Edward Freeman by Christine Massie Freeman,
his Attorney in Fact

Christine Massie Freeman
Christine Massie Freeman
f/k/a Kimberly C. Massie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christine Massie Freeman, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein, and who further acknowledged that she is the attorney-in-fact for John Edward Freeman, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, to execute this instrument on behalf of the maker, as evidenced by that certain Power of Attorney dated 10th day of December, 2021, placed of record in Instrument No.: 20211221-0168464, in Register's Office of Davidson County, Tennessee .
Witness my hand, at office, this 15th day of December, 2021.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Christine Massie Freeman, f/k/a Kimberly C. Massie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2021.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204