FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Jonathan L Wilson Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2001.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Lowry Wilson, ~~IV.~~ Sr	AmSouth Bank	Map 141-15
(NAME) 8192 Londonberry Rd	(NAME) 2050 Parkway Office Circle	Parcel 141
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **David A. Frueauff and wife, Melanie S. Frueauff**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Lowry Wilson, ~~IV.~~ Sr.* and wife, Elizabeth H. Wilson**, 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:

* Sr.

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Phase III-C, "Sheffield" on The Harpeth, of record in Book 7900, page 591 ~~and amended in Book 9488, page 892~~, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Frueauff and wife, Melanie S. Frueauff by deed from Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia of record in Book 10073, page 302, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 591, said Register's Office; (c) Restrictive covenants contained in Book 6925, page 900, Book 7145, page 954, amended in Book 8505, page 5918, amended in Book 8747, page 97 and amended in Book 9313, page 806, said Register's Office; and (d) By-laws of record in Book 7145, page 964 and amended in Book 8146, page 463, said Register's Office, and (e) Consent of Directions of record in Book 8276, page 238, said Register's Office, and (f) Articles of Incorporation of Homeowners Association of record in Book 6939, page 983, said Register's Office, and (g) Addition of Drainage Easement of record in Book 9488, Page 892, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8192 Londonberry Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 24th day of October, 2001.

David A. Frueauff by Barry Owen Attorney in Fact
David A. Frueauff, By Barry Owen, Attorney in Fact

Melanie S. Frueauff by Barry Owen Attorney in Fact
Melanie S. Frueauff, By Barry Owen, Attorney in Fact

Davidson County DEEDWARR
Recvd: 11/05/01 14:51 2pgs
Fees:13.00 Taxes:851.00

20011105-0121031

STATE OF TENNESSEE

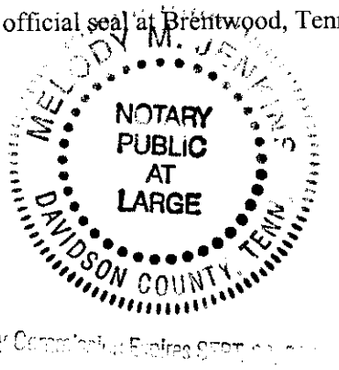
COUNTY OF WILLIAMSON

On this 24th day of October, 2001, before me personally appeared Barry Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David A. Frueauff and Melanie S. Frueauff and acknowledged that he executed the same as the free act and deed of David A. Frueauff and Melanie S. Frueauff.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of October, 2001

Commission expires:

9-28-02



Notary Public