File #20050246

Davidson County DEEDWARR
Recvd: 12/27/05 10:07 2 pgs
Fees:13.00 Taxes:739.63

20051227-0153585

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Carol Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07

(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J Ostrom	TIMOTHY J. OSTROM	MAP 171-3-B
(NAME) 601 Old Hickory Blvd. #25	(NAME) 161 RIVERGATE DR.	PARCEL 219
(ADDRESS) Brentwood, TN 37027	(ADDRESS) FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, April Dawn Ungar and husband, Gary Ungar, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Timothy J Ostrom, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a 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. 25 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six of record in Plat Book 9700, Pages 953 and 954, 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 April Dawn Qualls, unmarried by deed from Shirley J. Richmond, unmarried of record in Instrument No. 200104230039961, Register's Office for Davidson County, Tennessee. The said April Dawn Qualls having since married and is now known as April Dawn Ungar.

Gary Ungar, Spouse of April Dawn Ungar, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to Restrictive Covenants of Banbury of record in Book 7798, page 843; Charter for Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 430, Book 11550, page 529, Conveyance of Common Area to Fredericksburg Townhome Association, Inc., of record in Book 11753, page 208; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, page 269, and Book 9607, page 431, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 7358, page 643; Easement conveyed to the State of Tennessee of record in Book 7851, page 712, Dedication of Site Drainage Easement of record in Book 10012, page 756; Subject to lien for special assessments as contained in the restrictions; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Fredericksburg of record in Book 8920, Page 65, as amended in Book 9500, page 393, Book 9860, page 840, and Book 10694, page 541; Book 10126, Page 435, as amended in Book 10224, page 683, and corrected in Book 10294, page 850, and further amended in Instrument No. 200007180070558, as re-recorded in Instrument No. 200507050076596; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Fredericksburg Townhomes of record in Book 11550, Page 531, as amended in Book 11682, page 75; By-Laws of Fredericksburg Townhome Homeowners Association, Inc., of record in Book 8920, page 45, as amended in Book 10694, page 539, and Book 11550, page 554; By-Laws of Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 486, as amended in Book 10275, page 959; and any and all matters shown on the Plan of record in Plat Book 9700, pages 953 and 954, Register's Office of Davison County, Tennessee.

Unimproved ()
This is improved (X) property, known as 601 Old Hickory Blvd. #25, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 21st day of December, 2005.

April Dawn Ungar

Gary Ungar

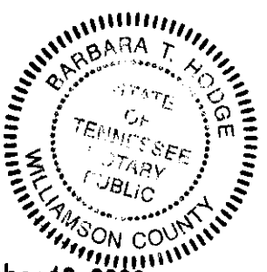
STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared April Dawn Ungar and Gary Ungar who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2005.

Notary Public



My Commission Expires: _____

(SEAL) My Commission Expires October 10, 2009

~~Mail After Recording To~~:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067