File No. [redacted]1910

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 11:36 2 pgs
Fees:13.00 Taxes:943.13

20060814-0099797

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Cat O Landrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2006.

Christy D Landrum
Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvadore G. Cuccia	First American tax Service	Map [redacted]9-0A Parcel 004.00
(NAME) 5513 Regatta Boulevard	(NAME) 8435 Stemmons Freeway	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas TX 75247-3907	
(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, we, **Alex P. Friedrichsen and wife, Michele M. Friedrichsen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salvadore G. Cuccia and Michelle A. Cuccia, husband and wife,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 103, on the Plan of Phase One Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alex P. Friedrichsen and wife, Michele M. Friedrichsen by Warranty Deed dated June 20, 1999 of record in Book 11559, Page 339, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes and every year thereafter; Declaration of covenants Conditions and Restriction of Record in Book 7572, page669, said Register's Office; Charter of Home Owners Association of Record in Book 7892, page 464, and in Book 8709, page 424, said Register's Office; Transmission line Easement of Record in Book 1298, page 133, said Register's Office; Easement to Southern Bell Telephone and Telegraph company of record in Book 4077, page 604, said Register's Office; Quit Claim Deed to Home Owners Association for open space are of Record in Book 8697, page 123, said Register's Office; Title to any portion of said land lying in the bed or banks of Percy Priest Lake, the rights of the United States of America, other governmental entities, and the public, in and to the waters of said Lake, and the consequence of any past or future change in the location of said Lake. This policy does not insure to the Insured any right to have the waters of said Lake maintained at present or any other level; Subject to any and all matters on plat of record in Plat Book 6900, page 684; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5513 Regatta Boulevard, Hermitage, TN 37076
(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 my/our hands this 9th day of August, 2006.

Alex P. Friedrichsen

Michele M. Friedrichsen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alex P Friedrichsen and Michele M. Friedrichsen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of August, 2006.

Commission expires: September 22, 2007

Julia A Hirt Notary Public

(seal)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number: 260601910

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122