**RETURN TO:** FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/06 12:30 2 pgs
Fees:13.00 Taxes:841.75

20060817-0101607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY, TN NOTARY PUBLIC AT LARGE CHRIS CANTRELL

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Difruscio | New Owner | |
| (NAME) | (NAME) | Map 82-16-B |
| 935 Russell St Unit 105 | | |
| (ADDRESS) | (ADDRESS) | Parcel 105 |
| Nashville TN 37206 | | |
| (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, **WAYNE LOUIS ALDERMAN, JR. and SHARON A. ALDERMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN DIFRUSCIO, an unmarried man, HANS KRESINSKI, an unmarried man and SHAUN DAKIN, an unmarried man,** 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 Unit No. 105 on the Plan of Russell Street Commons I, a horizontal property regime, as shown on the plan of Russell Street Commons I, of record in Plat Book 6900, Page 13, also being part of Lot 1 of Aeby Subdivision III of record in Plat Book 6250, page 574, 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 Wayne Louis Alderman, Jr., by deed dated June 4, 1996, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10085, Page 556, Register's Office for Davidson County, Tennessee. Sharon A. Alderman is the wife of Wayne Louis Alderman, Jr.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 935 Russell Street, Unit 105, Nashville, TN 37206

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 14th day of August, 2006.

Wayne Louis Alderman, Jr.

Sharon A. Alderman

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Louis Alderman, Jr. and Sharon A. Alderman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 14th day of August, 2006.

Commission expires: 6/27/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN