(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-16-08

(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/27/06 10:38 2 pgs
Fees:13.00 Taxes:784.40
20061027-0133435

B-5179

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason F. Deloney | PrimeTrust Bank | 171-03-0-B-065.00 CO |
| (NAME) | (NAME) | |
| 641 Old Hickory Blvd. Unit 104 | 7516 Hwy 70 South, Suite 110 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Nashville, TN 37221 | |
| (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, I, Keith H. Drahman, married HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason F. Deloney, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain Townhouse in Davidson County, Tennessee, described as Unit No 112, Townhomes of Fredericksburg, Phase One, Section One, Second Revision, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, Section One, Second Revision recorded in Plat Book 9700, page 461, Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 10126, page 435; Book 7798, page 843; Book 10224, page 683, and as corrected in Book 10294, page page 850, said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws Appended thereto, recorded in Book 10126, page 486 and Book 10275, page 959, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Keith H. Drahman, unmarried by deed from Herman A. Maass and wife, Delores F. Maass dated August 30, 2002 of record in Instrument No. 20020903-0105872, said Register's Office for Davidson County, Tennessee.

Irene Smith-Drahman joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Keith H. Drahman.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 641 Old Hickory Blvd. Unit 104, 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 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 25th day of October, 2006.

Keith H. Drahman

Irene Smith-Drahman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith H. Drahman and Irene Smith-Drahman the bargainor (s), 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 and official seal at Brentwood, Tennessee this 25th day of October, 2006.

Commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027