Davidson County DEEDWARR
Recvd: 04/05/07 15:42 2 pgs
Fees:13.00 Taxes:1276.50

20070405-0041271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS:$ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF March, 2007

Notary Public

MY COMMISSION EXPIRES: 1/12/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Kugler	New Owner	126-16-0A-303.00
(NAME)	(NAME)	
7516 Watervale Drive		
(ADDRESS)	(ADDRESS)	
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, WE, Jeffrey L. Frickman and wife, Elena A. Frickman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew B. Kugler and wife, Tammy L. Kugler

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 Lot 233 on the Final Plan of Riverwalk, Phase 2-A, Section 2, as shown by the plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Frickman by Warranty Deed from The Craig Company, a Tennessee Corporation dated 5/8/06 and recorded on 5/15/06 as Instrument No. 20060515-0056685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Elena A. Frickman joins in this deed in order to convey any right title or interest she may have in the property by virtue of her marriage to Jeffrey L. Frickman.

Jeffrey L. Frickman and Jeffrey Larson Frickman being one and the same person.

Jerry Barnes executes this instrument as Attorney-in-Fact on behalf of Jeffrey Larson Frickman and Elena A. Frickman, pursuant to the Power of Attorney(s) being recorded simultaneously herewith in Instrument No. 20070405004269 and in Instrument No. 20070405004270, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7516 Watervale Drive, 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 hand s this 23rd day of March, 2007

Jeffrey L. Frickman
By: Jeffrey L. Frickman by Jerry Barnes Atty-in-Fact
Jerry Barnes, Attorney-in-fact

Elena A. Frickman
By: Elena A. Frickman by Jerry Barnes Atty-in-Fact
Jerry Barnes, Attorney-in-fact

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 Elena A. Frickman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2007.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 23rd day of March, 2007, personally appeared before me, Jerry Barnes _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Jeffrey L. Frickman & Elena A. Frickman and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 23rd day of March, 2007

My commission expires 04/05/09

Mark W. Kilpatrick

Notary Public

MARK W. KILPATRICK
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY