# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,575.00

X Charlotte Grant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Charlotte Grant | BNC Mortgage, Inc. | Map 072 |
| 1001 W. McKennie Ave. | 2655 Warrenville Road, FLoor #5 | Group 13-0 |
| Nashville, TN 37206 | Downers Grove, IL 60515 | Parcel 356.00 |

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

**Foundations Associates, a Tennessee not-for-profit corporation**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Charlotte Grant and Katrina Frierson, both unmarried,** Tenants in Common with Right of Survivorship
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:

Being Lot No. 33 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to Foundations Associates, a Tennessee not-for-profit corporation by Quitclaim Deed from Bob & Michael Real Estate Partnership, of record in Instrument 20031022-0155797, dated October 13, 2003, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20011101-0119626 and deed of record in Book 9658, Page 606, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1527, Page 521 and Book 1092, Page 211, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 79, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1001 W. McKennie Ave., 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 my hand this 18th day of May, 2007.

Foundations Associates

BY: Mike Kipp
Mike Kipp, Board Secretary

Davidson County DEEDWARR
Recvd: 05/24/07 10:01 2 pgs
Fees:13.00 Taxes:590.43
20070524-0061838

**FILE BOX 45**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike Kipp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself to be the Board Secretary of the Foundations Associates the within named bargainer, and that he as such Board Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Mike Kipp as such Board Secretary.

Witness my hand and official seal at office at Nashville, TN on this the 18th day of May, 2007.

My Commission Expires: 11-22-10

Notary Public

