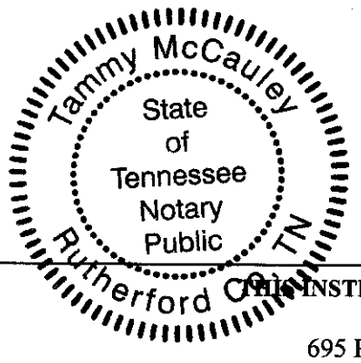
File No. 270700569

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

William F. Sanders IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2007.

Tammy McCauley
Notary Public

MY COMMISSION EXPIRES: 11-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/02/07 15:37 2 pgs
Fees:13.00 Taxes:590.15
20070802-0092226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Sanders IV	USAA Federal Savings Bank	Map 1511, Group 00A0, Parcel 5500
(NAME) 812 Winchester Close	(NAME) 9800 Fredericksburg Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Elijah A. Fries and wife, Maria C. Cruz Fries**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William F. Sanders IV, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Man

BEING Lot No. 272, of Phase One of Villages of Long Hunter, Planned Unit Development, as shown by plat of record in Plat Book 20000207-0012630, and Supplemented and Amended in Instrument No. 20010123-0006894, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elijah A. Fries and wife, Maria C. Cruz Fries by Warranty Deed from Ole South Properties, Inc., dated August 16, 2002, and of record in Instrument No. 20020906-0108297, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to all matters as set forth per Instrument No. 20000207-0012630 and Instrument No. 20010123-0006894, Register's Office of said County.

Certificate of Resolution for JCH Development as shown of record in Book 9432, Page 789, Register's Office for said County.

Transmission Line Easement as shown of record in Book 1101, Page 457 and Book 2338, Page 466, Register's Office for said County.

Easement as shown of record in Instrument No. 20000906-008271, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 9588, Page 930, Book 9986, Page 821, Book 9988, Page 793 and Instrument No. 20001030-0107415, Register's Office for said County.

Easement for Water Mains as shown of record in Book 8197, Page 288, Book 8358, Pages 91 & 92, and Book 9988, Page 821, Register's Office for said County.

Easement for Drainage Ditch as shown of record in Book 4717, Page 515, Register's Office for said County.

Tennessee Telephone and Telegraph Company Easement as shown of record in Book 9661, Page 919, Register's Office for said County.

TVA Easement as shown of record in Book 4446, Page 426 and Book 4535, Page 351, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20020718-0086411, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9433, Page 953 and Instrument No. 20010531-0056381, Register's Office for said County.

QuitClaim Deed for Common Area as shown of record in Book 9432, Page 792 and Book 9649, Page 764, Register's Office for said County.

Conveyance of Common Area as shown of record in Instrument No. 20010531-0056383 and Instrument No. 20021003-0120427, Register's Office for said County.

Restrictive Covenants of record in Book 9430, Page 251, Book 9534, Page 938, Instrument No. 20010531-0056382, Instrument No. 20020930-0118656 and Instrument No. 20031111-0164945, Register's Office of said County.

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 812 Winchester Close, Antioch, TN 37013

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of July, 2007.

Elijah A. Fries

Maria C. Cruz Fries

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Elijah A. Fries and wife, Maria C. Cruz Fries the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2007.

Commission expires: 11-22-09

Tammy McCall
State of Tennessee Notary Public
Rutherford Co., TN

Notary Public

File Number: 270700569

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167