(1)

Davidson County DEEDWARR
Recvd: 04/22/08 08:36 2 pgs
Fees:13.00 Taxes:518.00
20080422-0040850

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF **APRIL, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BRIAN L. SKELLEY, ET AL** | Same | **161-11-0A-060.00 CO** |
| (NAME) **402 HUNTINGTON RIDGE DRIVE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37211** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# ***WARRANTY DEED***

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, **I, JULIE K. FREEHLING, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN L. SKELLEY, AN UNMARRIED MAN, AND LUKE B. SKELLEY AND WIFE, GWENDOLYN C. SKELLEY, AS TENANTS IN COMMON,** 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 all of Lot No. 60, on the Plan of Huntington Ridge Townhouses, as shown by plat appearing of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie K. Freehling, an unmarried woman, from Brenda Winchester Baker and husband Walter Dane Henderson by deed dated August 25, 2003 of record as Instrument No. 20030826-0123593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the Plat of record in Book 4675, page 9; Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 87, amended in Book 4889, Page 905, Book 5394, Page 243 and Book 7423, page 762; Charter for Huntington Ridge Homeowners' Association of record in Book 4729, Page 682, amended in Book 4890, Page 84; Easement of record in Book 6396, Page 896; the Plat of record in Book 4675, page 9; and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **402 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211**
(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 my hand this 18 day of **April, 2008**.

**JULIE K. FREEHLING**

**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 **JULIE K. FREEHLING** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2008.

**My commission expires: AUGUST 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public