Davidson County DEEDWARR
Recvd: 05/13/08 14:55 4 pgs
Fees:23.00 Taxes:469.90
20080513-0049308

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public

Expiration of commission.

(Notary Stamp)

TIFFANY R ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fredrika Petway	Franklin American Mortgage	**Map/Parcel 163-05-0A-009.00CO**
5170 Hickory Hollow Parkway, #909	501 Corporate Centre Dr. #400	
Antioch, TN 37013	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Andrew E. Bedi and wife, Kristin Bedi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fredrika Petway, unmarried

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 No. 9 on the Plan of Hickory Hollow Townhomes Mill Park Phase I, of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Exhibit A

Being the same property conveyed to Andrew E. Bedi, by Warranty Deed, from Paula M. Demby, unmarried, of record in Instrument No. 20030328-0040839, Dated March 26, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 686, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10719, page 425 and Book 11167, page 757, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 10719, page 419, Register's Office for DAVIDSON County, Tennessee.
Detention Pond Agreement of record in Book 10506, page 278, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 11378, page 991, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 11221, page 249, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 10719, page 464 and Book 11167, page 759, Register's Office for DAVIDSON County, Tennessee.
Misc. Easements and Intrusions of record in Plat Book 9700, page 538 and Book 9700, page 539, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common area/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 5170 Hickory Hollow Parkway, #909, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 hand(s) this 30th day of April, 2008.

Andrew E. Bedi

Kristin Bedi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Andrew E. Bedi and Kristin Bedi , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08307-CD**
RECORD & RETURN TO:

Bicentennial Title & Escrow
2280 Rosa L. Parks Blvd., Ste. 300
Nashville, TN 37228

File No.: 104568

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Hickory Hollow Townhomes Mill Park Phase I, of record in Plat Book 9700, page 686, Register Office for Davidson County, Tennessee, to which a hereby made for a more complete description therefore.

Land in Davidson, Tennessee, being Unit No. 909 on the Plan of Mill Park Commons, a Horizontal Property Regime as set forth in Exhibit "B" of the Master Deed Lot Layout, Phase VI, Mill Park Townhomes recorded as Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ANDREW W. BEDI, by deed from PAULA M. DEMBY, MARRIED, of record as Instrument No. 20030328-0040839, dated March 26, 2003, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: 