Davidson County DEEDWARR
Recvd: 06/19/08 12:48 2 pgs
Fees:13.00 Taxes:5531.50
20080619-0063205

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, III<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994<br><br>(SEAL) | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,495,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 19th day of June, 2008.<br><br>Notary Public<br><br>My Commission Expires: 5/2/2011 |

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Steve Fridrich, Trustee<br>504 Belle Meade Boulevard<br>Nashville, TN 37205 | Same as New Owner | 11614010000 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID H. SELIGMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEVE FRIDRICH, TRUSTEE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 10 & 11 on the plan of W. S. Bransford's Subdivision of Lot Nos. 35, 36, 37, 42 and 43 Division A Belle Meade, as of record in Plat Book 547, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to David H. Seligman by Warranty Deed from Equitable Trust Company of record as Instrument No. 20040419-0044121, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 133, Register's Office for Davidson County, Tennessee.

3. City of Belle Meade, Tennessee Easement for Sanitary Sewer of record in Book 5787, Page 90, said Register's Office.

This is improved property known as: **504 Belle Meade Boulevard Nashville, TN 37205.**

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 16th day of June, 2008.

David H. Seligman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David H. Seligman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of June, 2008

(Seal) GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/2/2011