File No. 280600807

WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B. UNINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/03/08 10:08 2 pgs
Fees:13.00 Taxes:2053.50
20080703-0068856

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bailey	~~NEW OWNER~~ Provident Funding	14514000700
(NAME)	(NAME)	
6020 Robert E. Lee Drive	PO Box 5914	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Santa Rosa, CA 95402	
(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, RICHARD A. FRIDGE AND WIFE, CATHY D. FRIDGE, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto JOHN BAILEY, IV AND KELLEY HENRY, HUSBAND AND WIFE, hereinafter called the grantee(s), 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 136 on the Plan of Tyne Valley Estates of record in Plat Book 3700, Page 66 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Richard Fridge and Cathy Fridge by Warranty Deed dated 6/27/2003 from Maxine F. Head and husband, George W. Head, Sr. of record in Instrument No. 20030715-0098667 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth on the plat of record in Plat Book 3700, Page 66, Register's Office of said County.

Easement for Graveyard as shown of record in Deed Book 372, Page 30, Register's Office for said County.

Easement for Sewer Lines as shown of record in Deed Book 7790, Page 353, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4010, Page 632, 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 6020 Robert E. Lee Drive, Nashville, TN 37215
(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), THEIR 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), 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/our hands this 26th day of June, 2008.

Richard Fridge

Cathy Fridge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard A. Fridge and Cathy D. Fridge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280600807

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds