Davidson County DEEDWARR
Recvd: 07/09/08 13:37 2 pgs
Fees:13.00 Taxes:924.63
20080709-0070597

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

Subscribed and sworn to me on July 2, 2008.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 21, 2011

NOTARY PUBLIC
STATE OF TENNESSEE

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21034SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonas and Emily Fridrichsen 8331 Saint Danasus Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-277 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHELLE SHARP BEARDEN, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto JONAS FRIDRICHSEN AND EMILY FRIDRICHSEN, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Section E, Lenox Village, of record as Instrument No. 20040109-0003952 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Michelle C. Sharp, an unmarried woman, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20051014-0124409, as corrected by Instrument No. 20051021-0127501 in the Register's Office for Davidson County, Tennessee. Michelle C. Sharp, having since married, is now Michelle Sharp Bearden.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by Grantees; and
2. Matters shown on Plan of record as Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in said Register's Office; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office; and
6. Storm Water Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, in said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8331 Saint Danasus Drive, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 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.

ROB BEARDEN, the husband of MICHELE SHARP BEARDEN, does not join in this conveyance as subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS my hand on July 2, 2008.

MICHELLE SHARP BEARDEN

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 MICHELLE SHARP BEARDEN, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 2, 2008.

NOTARY PUBLIC

P. NICOLE DAUGHTRY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY