WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 10:16 2 pg
Fees:13.00 Taxes:577.20

20080805-0080512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GRANT B. STOCK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Kuzma	First Tennessee Home Loans	146-6-O-D
(NAME)	(NAME)	(MAP)
3215 Harpeth Springs Drive	P.O. Box 7481	196CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Springfield, OH 45501	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Mary Morris Fratesi, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jonathan D. Kuzma, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 196 of Riverbridge Community, a Horizontal Property Regime located on Harpeth Springs Drive, in Nashville, TN, together with Easements as shown on the plat of Riverbridge Community, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020999, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Morris Fratesi, by deed from Jennifer Manis, a single woman, and filed of record in Instrument Number 20060719-0087007, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3215 Harpeth Springs Drive, Nashville, Tennessee 37221

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/our hand(s) this 31st day of July, 2008.

Mary Morris Fratesi

Mary Morris Fratesi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Morris Fratesi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of July, 2008.

Notary Public

My Commission Expires: 11/14/09

