Box 14A
21496-8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/08 08:57 2 pgs
Fees:13.00 Taxes:1443.00
20081027-0106824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$390,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/22/09

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susanne Shepherd Frisch	AmTrust Bank	Map 117-8-E
(NAME)	(NAME)	
1503-A Ferguson Avenue	P.O. Box 790376	Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	St. Louis, MO 63179-0376	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HOLLY E. LENNON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSANNE SHEPHERD FRISCH, 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 Unit No. 2 in Ferguson Townhomes, a Private Element Horizontal Property Regime, located on Ferguson Avenue in Nashville, Davidson County, Tennessee, and described in the Master Deed and Bylaws for Ferguson Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040614-0069845 as corrected in Instrument No. 20040617-0071637; Restrictive Covenants contained in Instrument No. 20040430-0048979, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Ferguson Townhomes, a Private Element Horizontal Property Regime, contained in the said Master Deed, the Plan as set out on Exhibit "B" to Instrument of Correction of Master Deed appearing in Instrument No. 20040614-0069845 as corrected in Instrument No. 20040617-0071637, and Bylaws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Holly E. Lennon, unmarried, by deed from Jerry W. Owens, unmarried, of record in Instrument #20050527-0059765, said Register's Office.

Holly E. Lennon has since married. However, Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing in the Master Deed and Bylaws of record in Instrument #20040614-0069845 and Instrument #20040617-0071637 said Register's Office; and (c) restrictive covenants of record in Instrument #20040430-0048979 and Instrument #20041007-0121156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1503-A Ferguson Avenue, Nashville, Tennessee 37212

(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 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 hand this 24th day of October, 2008.

Holly E. Lennon

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 Holly E. Lennon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2008.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010