Davidson County DEEDWARR
Recvd: 11/03/08 10:06 2 pgs
Fees:13.00 Taxes:1061.90
20081103-0109051

Prepared by:
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Attorney at Law
1600 Westgate Cr. Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October 2008.

Notary Public
My commission expires: 5/24/09

Address of New Owner:	Send Tax Bills to:	Tax Information
Frederic Hans Oehlschlaeger 4246 Hillsboro Pike Nashville TN 37215	Flagstar Bank 5151 Corporate Dr Troy, MI 48098	131020H00200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lisa Marie Pratt Neeley, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Frederic Hans Oehlschlaeger 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:

Being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 4246 together with Parking Spaces as specified on the Plat shown in the Master Deed on the Plan of Hillsboro Quarters Condominiums Phase I a Horizontal Property Regime created Under Title 66 Section 27-101 et seq as amended in Tennessee Code Annotated and as established by a Master Deed for Hillsboro Quarters Condominiums of record in Under Instrument No. 20040421-0045569 and amended in Instrument Nos. 20040511-0054050; 20050110-0003192; 20050425-0045365 and 20070905-0106403 Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums Phase I for placement of Units and Parking Spaces as shown on Exhibit E to the Master Deed of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050 Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Lisa Marie Pratt by deed from Craighead Patten Properties, a Tennessee joint venture of record in Instrument No. 20040621-0072864 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the

Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20040421-0045569 and amended in Instrument Nos. 20040511-0054050; 20050110-0003192; 20050425-0045365 and 20070905-0106403 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillsboro Quarters Condominiums and recorded

This property is improved property known as 4246 Hillsboro Pike, Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of October, 2008.

Lisa Marie Pratt Neeley

Lisa Marie Pratt Neeley

Sean Neeley who joins in this conveyance for the sole purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Marie Pratt Neeley and Sean Neeley , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30 day of October, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY