Davidson County DEEDWARR
Recvd: 11/18/08 12:33 2 pgs
Fees:13.00 Taxes:1406.00

20081118-0113748

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November 2008.

Notary Public
My commission expires: 12-06-2011

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Rhonda Kye Fleming ~~1104 Fatherland Street~~ ~~Nashville, TN 37206~~ 209 10th Ave., South Suite 516 Nashville, TN 37203	Rhonda Kye Fleming 209 10th Ave. S., Ste 516 Nashville, TN 37303	083-13-0-097.00

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, **Andy Roddick and wife, Sherri Roddick,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rhonda Kye Fleming,** 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:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 91, East Edgefield of record in Instrument Number 20071024-0125754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being part the same property conveyed to Andy Roddick by deed from Martin Corner, G.P., composed of Martin Corner, LLC, MCP Ventures, LLC of record in Instrument Number 20050303-0023445, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1104 Fatherland Street, Nashville, TN 37206

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 the ~~12th~~ 13th day of November, 2008.

Andy Roddick

Sherri Roddick

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 **Andy Roddick and Sherri Roddick,** 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 Franklin, Tennessee, this the ~~12th~~ 13th day of November, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008111003

My Commission Expires November 22, 2010