THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28447-02-2009** **Record & Return To:** **Steltemier & Westbrook** **3326 Aspen Grove Dr.** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 25th day of February, 2009. Notary Public My Commission Expires: 1/9/2012 LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Kenneth Ryan Meadows, Michelle Meadows 641 Old Hickory Blvd. #208 Brentwood, TN 37027	**Send Tax Bills To:** Franklin Synergy Bank 3301 Aspen Grove Dr.Ste200 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 171030B07700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Audrey Seitz Kidd**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Ryan Meadows and Michelle Meadows, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 641 Old Hickory Blvd. #208, Brentwood, TN 37027

This is not the principal residence of the grantor herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2009.

Audrey Seitz Kidd

Davidson County DEEDWARR
Recvd: 02/27/09 12:08 2 pgs
Fees:13.00 Taxes:1110.00
20090227-0017318

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Audrey Seitz Kidd**, 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, at office, this 25th day of February, 2009.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Audrey Seitz, a single person, by deed dated June 28, 2006 from Lewis M. Lamberth, Jr. and wife, Amy Lamberth, of record in Instrument No. 20060630-0078606, Register's Office for Davidson County, Tennessee.
Audrey Seitz has since married and is now known as Audrey Seitz Kidd.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850, made applicable in Book 10393, page 11, amended in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9860, page 840, Book 9500, page 393 and in Book 10694, page 541, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. By-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 486, amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
6. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Townhomes of Fredericksburg Homeowners' Association, Inc. of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Fredericksburg Homeowners' Association, Inc. of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, Book 7993, page 269 and in Book 9607, page 431, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 9700, page 364, Register's Office for Davidson County, Tennessee.
11. All matters appearing on the Plan of record as Book 7900, page 807 (amenities) and in Book 7900, page 509 (boundary), Register's Office for Davidson County, Tennessee.
12. Easement for drainage of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.