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First Title & Escrow Co.
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WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03236 LINDSAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Saskia J. Lindsay	~~same~~ Tennessee ank & Trust	171030B04700CO
641 Old Hickory Blvd., #35	330 Mayfield Dr. C-6	
Brentwood, TN 37027	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RYAN RUDOLPH, AND WIFE, KATIE RUDOLPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SASKIA J. LINDSAY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 641 Old Hickory Blvd., #35, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 15th day of October, 2009.

Ryan Rudolph

Katie Rudolph

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, RYAN RUDOLPH AND KATIE RUDOLPH, 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 15th day of October, 2009.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans: T20090071328 DEEDWARR
Recvd: 10/20/09 13:46 2 pgs
Fees: 13.00 Taxes: 851.00

20091020-0096927

09-03236 LINDSAY

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 18 , PLAN OF REVISED PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 236, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Rudolph by Warranty Deed from David H. Stacey, III and wife, Beverly Stacey, recorded November 6, 2003 in Instrument No. 20031106-0163044, in the Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF REVISED PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 236, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850 and Instrument No. 20000718-0070558 as corrected in Instrument No. 20050705-0076596 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc. recorded in Book 10126, Page 486 and Book 10275, Page 959.

f. Easement for Sanitary Sewer, Storm Drainage to Metropolitan Government of Nashville and Davidson County, recorded in Book 7358, Page 643 and Book 7993, page 269.

g. Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, recorded in Book 9607, Page 431.

h. Easement recorded in Book 7851, Page 712 and Book 10012, Page 756.

i. Charter as filed of record in Book 10126, Page 430.

j. BellSouth Easement recorded in Book 10709, Page 143.

k. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee