Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2010.

Notary Public

My commission expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Blake A. Frerking	New Owner	103-16-B-76.00CO
4215 Harding Road Unit 705		
Nashville, TN 37205		

BILL GARRETT, Davidson County
Trans:T20100012635 DEEDWARR
Recvd: 03/03/10 13:33 2 pgs
Fees:13.00 Taxes:925.00
20100303-0016329

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

Kenneth R. Kraft, Successor Trustee of The Rose Stern Revocable Living Trust a/k/a The Rose Stern Living Trust, u/a dated February 7, 1996, and Executor of the Estate of Rose Stern

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake A. Frerking and wife, Elizabeth J. Frerking

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 705 of Windsor Tower Condominium Apartments of record in Book 5200, page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Master Deed establishing 4215 Harding Road Homeowners Association of record in Book 5313, page 338, Book 8666, page 789 and Book 9786, page 950, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to The Rose Stern Revocable Living Trust by deed from Kendrick P. Armistead of record in Instrument 20040416-0043188, Register's Office for Davidson County, Tennessee, dated April 15, 2004. Rose Stern, Grantor and Trustee of The Rose Stern Revocable Living Trust a/k/a The Rose Stern Living Trust, u/a dated February 7, 1996, died July 27, 2009. Pursuant to the terms of The Rose Stern Living Trust, u/a dated February 7, 1996, upon her death said "Trust shall terminate and shall be distributed to the Executors of the estate of the Grantor." Kenneth R. Kraft is Successor Trustee under said Trust and Executor of the Estate of Rose Stern pursuant to the Last Will and Testament of Rose Stern, admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket 09P-1223, August 10, 2009. Therefore, Kenneth R. Kraft executes this deed as Success Trustee of The Rose Stern Revocable Living Trust a/k/a The Rose Stern Living Trust, u/a dated February 7, 1996, and Executor of the Estate of Rose Stern.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 4215 Harding Road Unit 705, Nashville, TN 37205.

103-16-B-76.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF February 26, 2010:

Kenneth R. Kraft, Successor Trustee of The Rose Stern Revocable Living Trust a/k/a The Rose Stern Living Trust, u/a dated February 7, 1996, and Executor of the Estate of Rose Stern

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Kenneth R. Kraft, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of February, 2010.

My Commission Expires: 7.25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY