THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060563B** BILL GARRETT, Davidson County Trans:T20100052265 DEEDWARR Recvd: 08/23/10 14:19 2 pgs Fees:13.00 Taxes:785.33 20100823-0066554	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,252.28.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2010. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 8, 2014

WARRANTY DEED

Address New Owner: Stephen Scott Freedman 5025 Oakhurst Walk Atlanta, GA 30338	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-3A-49.00 CO

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, **Alvin Fox and Lauren Fox, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Scott Freedman, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 178, FREDERICKSBURG, SECTION TWO, as shown on plat of record in Plat Book 7900, Page 509, amended in Plat Book 7900, Page 640, 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 Alvin Fox and wife, Lauren Fox by Warranty Deed from Masaharu Sumiuchi, Married, recorded on the 25th day of July, 2007 in Instrument No. 20070725-0088538, in the Register's Office of 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.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable;
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FREDERICKSBURG, SECTION TWO, as recorded at Plat Book 7900, Page 640;
PUD Boundary Plat recorded in Plat Book 7900, Page 509; Covenants, Conditions and Restrictions recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541;
Terms and provisions of by-Laws recorded in Book 8920, Page 45 and Book 10694, Page 539;
Charter of Homeowner's Association recorded in Book 8920, Page 40;
Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269;
Easement recorded in Book 7851, Page 712.

This is improved property located at 4825 Manassas Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of August, 2010.

Alvin Fox

Lauren Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alvin Fox and Lauren Fox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2010.

Notary Public
My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014