B04 29

BILL GARRETT, Davidson County
Trans:T20100073024 DEEDWARR
Recvd: 11/17/10 14:45 2 pgs
Fees:13.00 Taxes:563.88
20101117-0092130

WARRANTY DEED

R-VRES-10-0131

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,400.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIMBRA KOURSOUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Fretham	Primelending (NAME)	
131 Ivy Hill Lane	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas TX 75252	33-3-B-132.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KELLEY C. SIGMUND N/K/A KELLEY DODD AND HUSBAND SHANE DODD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE FRETHAM AND JOHN FRETHAM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 120, DRY CREEK FARMS, PHASE 3, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070221-0021236, CORRECTED AT INSTRUMENT NO. 20070411-0043542, 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 KELLEY C. SIGMUND, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 30TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080530-0054988,
IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
SAID KELLEY C. SIGMUND HAVING SINCE MARRIED AND IS NOW KNOWN AS KELLEY DODD.
SHANE DODD JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20070221-0021236 CORRECTED IN INSTRUMENT NO. 20070411-0043542; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20031001-0145053 AMENDED IN INSTRUMENT NO. 20080611-0060336; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040921-0113624 SUPPLEMENTED IN INSTRUMENT NO. 20060130-0011538 AND 20070424-0048575; CHARTER OF RECORD IN INSTRUMENT NO. 20041005-0119646; EASEMENT IN BOOK 4175, PAGE 8, BOOK 7695, PAGE 562, INSTRUMENT NO. 20031001-0145056; PLAT BOOK 4175, PAGE 8; BOOK 3248, PAGE 58, BOOK 10752, PAGE 679 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 131 Ivy Hill Lane, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 hand(s) this 15th day of November, 2010.

Kelley C. Sigmund Dodd by Mary Frances Rudy, attorney in fact

Kelley Dodd by Mary Frances Rudy,
Attorney in Fact

Shane Dodd

Shane Dodd by Mary Frances Rudy,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2010, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelley C. Sigmund n/k/a Kelley Dodd and husband Shane Dodd and who acknowledged she executed the same as the free act and deed of the said Kelley C. Sigmund n/k/a Kelley Dodd and husband Shane Dodd.

Witness my hand and official seal, this the 15th day of November, 2010.

Notary Public

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-7-2011

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903