WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 (210,000^00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbie Keeler	Access National Mortgage Corporation	02900035100
(NAME)	(NAME)	
6415 Alessio Road	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Catisha D. Friedberg and William A. Friedberg, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robbie Keeler, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the westerly margin of Alessio Road said point, beingthe northeast corner of the tract herein conveyed and the southeast corner of the property owned by Joe M. Baird; thence running with the margin of said Alessio Road in a southerly direction 167.5 feet to a point: thence leaving the margin of Alessio RoadNorth 88 deg. West 1299.5 feet, more or less, to a point; thence South 2 deg. West 264.5 feet to a point; thence North 88 deg. West 338.2 feet to a point on the southeasterly side of a branch; thence running with the margin of said branch North 53 deg. 07 East 303.6 feet to a point; thence North 42 deg. 53' East 210 feet to a point; thence North 61 deg. 18' East 106 feet to a point; thence North 36 deg. 24' East 48 feet to a point being a corner to Joe M. Baird's property; thence running with the southerly line of Baird's property South 87 deg. 30' East 1128 feet, more or less, to the point of beginning.

Being the same property conveyed to Catisha D. Friedberg, and William A. Friedberg, wife and husband by deed dated May 28, 2009 from Bobby Shay and wife, Edna H. Shay of record in Instrument No. 20090529-0049374, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **6415 Alessio Road, Joelton, TN 37080**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20100077363 DEEDWARR
Recvd: 12/08/10 12:28 2 pgs
Fees:13.00 Taxes:777.00
20101208-0097716

Witness our hands this the 18th day of November, 2010. .

Catisha D. Friedberg

William A. Friedberg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Catisha D. Friedberg, and William A. Friedberg, wife and husband** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, andthat they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public