THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return TO: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2011. Notary Public MY COMMISSION EXPIRES: 8-20-2014 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kampf	Same	MAP 083-05-0
1308 Edgewood Place		PARCEL 261.00
Nashville,, TN 37206		
(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, **Nick Fredrick and wife, Julie Fredrick**

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

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:

Land in Davidson County, Tennessee, being Lot #32, as shown on the map entitled E. T. Brown's Subdivision of the Branford Place, of record in Plat Book 332, page 73, Registers office for Davidson County, Tennessee, to which plan reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to Nick Fredrick, married by deed of record in Instrument No. 20050928-0116787, Registers office for Davidson County, Tennessee. Said property was then conveyed to Nick Fredrick by quitclaim deed from Amy K. Fredrick, pursuant to the Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, docket number 06D-932, as of record in Instrument No. 20080428-0042607, Registers office for Davidson County, Tennessee, dated April 25, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1308 Edgewood Place, Nashville,, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20110015783 DEEDWARR
Recvd: 03/17/11 09:57 2 pgs
Fees:13.00 Taxes:888.00
20110317-0020937

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.

Witness _____ hand( ) this the 9th day of March, 2011.

Nick Fredrick by Andy Allen, attorney in fact

Nick Fredrick by Andy Allen, Attorney in Fact

Julie Fredrick by Andy Allen, attorney in fact.

Julie Fredrick by Andy Allen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of March, 2011.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andy Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Nick Fredrick & Julie Fredrick**, as their Attorney in Fact, as the free act and deed of the within named **Nick Fredrick and Julie Fredrick**.

Witness my hand and official seal this the 9th day of March, 2011.

My Commission expires 1-4-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

_____
Notary Public