WARRANTY DEED

R-VRES-11-04810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

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
Jereme B. Frey	Bank of America, NA	
4810 Tanglewood Drive (ADDRESS)	840 Crescent Center Drive, #460 (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	061-04 105.00

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 AXIOM INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREME B. FREY AND BRIGID HYNES, HUSBAND AND WIFE, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: BEING LOT NO. 9 OF BLOCK A ON THE MAP OF HAYESBORO DEVELOPMENT COMPANY'S HAYESBORO SUBDIVISION OF RECORD IN BOOK 1130, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 5, BLOCK 3, IN A.J. MCGAUGHEY'S SECOND HAYESBORO SUBDIVISION OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM ROBERT N. MOORE, JR. TO AXIOM INVESTMENTS, LLC AS RECORDED ON THE 25TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110225-0015622; QUITCLAIM DEED FROM MICHAEL DALE CRADDOCK TO ROBERT N. MOORE, JR. AS RECORDED ON THE 1ST DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090401-0029523 AND SPECIAL WARRANTY DEED FROM U.S. BANK, N.A., ND TO MICHAEL DALE CRADDOCK AND ROBERT N. MOORE AS RECORDED ON THE 1ST DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090401-0029522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE(S) 47 AND PLAT BOOK 547, PAGE 43; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4810 Tanglewood Drive, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20110051015 DEEDWARR
Recvd: 08/18/11 14:46 2 pgs
Fees:13.00 Taxes:765.90
20110818-0064060

Witness my/our hand(s) this 17th day of August, 2011.

Axiom Investments, LLC

BY: _____
Randell D. Frey, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2011, before me personally appeared Randell D. Frey, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Axiom Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2011.

_____
Notary Public

My Commission Expires: 10·16·11

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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