Prepared by:
Amy Cross Nance
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111 Southeast Parkway Ct. Ste 200
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Christianna J. Rice by Joan J. Lee Attorney-in-fact
Affiant

Subscribed and sworn to before me, this 12th day of August 2011.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 08/19/11 08:50 4 pgs
Fees:23.00 Taxes:625.30
20110819-0064174

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christianna Rice	Same	131050B21800C0
218 Summit Ridge Dr.		
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Wayne L. Freeman, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Christianna Rice , unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 218,of Four Seasons Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit"D" to the Master Deed of record in Book 5050, page 30 and amended in Book 6841, page 349, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Wayne L. Freeman and Kristine H. McCarthy by deed from Erin A. Oliver, Helen H. Oliver and Wilda Oliver of record in Book 11348 Page 882 Register's Office for Davidson County, Tennessee. Kristine H. McCarthy having conveyed her interest to Wayne L. Freeman by Quitclaim deed dated April 27, 2001 of record in Instrument No. 20010522-0053166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on the plan of Four Seasons Condominiums, Exhibit "D" to the Master Deed of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6841 Page 349 and amended in Book 6847 Page 122. Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Four Seasons Condominiums and recorded in Book Page 6841 Page 349, Register's Office for said county. 4) Bylaws for Four Seasons Homeowners Association of record in Book 6841 Page 376

This property is improved property known as 218 Summit Ridge Dr., Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12 day of August, 2011.

Wayne L. Freeman

Jennifer Freeman, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne L. Freeman and Jennifer Freeman , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August, 2011.

Notary Public

My Commission expires: January 23, 2012

FILE NO: 06889

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

