(3) BOX 36 25110

BILL GARRETT, Davidson County
Trans:T20110056473 DEEDWARR
Recvd: 09/12/11 14:04 3 pgs
Fees:18.00 Taxes:999.00
20110912-0070695

RECORD & RETURN TO:
FILE BOX 36, DAVIDSON COUNTY:

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on September 7, 2011.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25110SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenny Boland 5136 Fredericksburg Way E Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	171-03-A-116.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Valerie Ann Guess (formerly known as Valerie A. Weissinger), a husband, Joseph Paul Guest, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jenny Boland, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of First Revision, Section 5A, Fredericksburg, a planned unit development, of record in Plat Book 7900, page 961, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Karly L. Weissinger and Vallerie A. Weissinger, both unmarried, by Deed dated February 12, 2009 from Shawn Levy and Braden E. Boone, husband and wife, of record as Instrument No. 20050314-0028018 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20090220-0014752 in said Register's Office, Karly L. Weissinger, now known as Karly Weissinger Hart, married, conveyed all her right, title and interest to Valerie A. Weissinger.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on Plans of record in Plat Book 7900, pages 509 and 961, in the Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, as amended in Book 9500, page 393; Book 9860, page 840, and Book 10694, page 544, in said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 7798, page 843, in said Register's Office.
5. By-Laws of Fredericksburg Homeowners' Association, Inc., of record in Book 8920, page 45, as amended in Book 10694, page 539, in said Register's Office.
6. Charter of Fredericksburg Homeowners' Association, Inc., recorded in Book 8920, page 40, in said Register's Office.
7. Easements for sanitary sewers and/or storm drainage of record in Book 7993, page 269, in said Register's Office.
8. Stormwater Detention Agreement of record in Book 9771, page 545, in said Register's Office.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5136 Fredericksburg Way E, Brentwood, TN 37027.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on September 7, 2011.

Valerie Ann Guess by Karly Weissinger Hart, Her Attorney-In-Fact

Valerie Ann Guess by Karly Weissinger Hart
Her Attorney-In-Fact

Joseph Paul Guess by Karly Weissinger Hart, His Attorney-In-Fact

Joseph Paul Guess by Karly Weissinger Hart
His Attorney-In-Fact

STATE OF TENNESSE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karly Weissinger Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Valerie Ann Guess, as her Attorney in Fact, as the free act and deed of the within named Valerie Ann Guess. Witness my hand and official seal on September 7, 2011.

NOTARY PUBLIC

My Commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karly Weissinger Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Joseph Paul Guess, as his Attorney in Fact, as the free act and deed of the within named Joseph Paul Guess. Witness my hand and official seal on September 7, 2011.

NOTARY PUBLIC

My Commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY