WARRANTY DEED

G-VRES-11-1235

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Chad L Freed
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2012.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES 01/07/2013
(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
Chad L. Freedman	Fifth Third Mortgage Company	
1235A Battlefield Drive	(NAME) 5001 Kingsley Drive MD: 1MOCBQ	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Cincinnati, OH 45227	117-8I-1.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WALKER B. IGLEHEART, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD L. FREEDMAN AND AMBER OLIVER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A AS SHOWN ON EXHIBIT B TO THE MASTER DEED ESTABLISHING 1235 TOWNHOMES, A CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20061113-0140319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR AN EXACT LOCATION OF SAID UNIT AND THE APPURTENANT AREA THERETO AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PERFECT CIRCLE PROPERTIES, LLC TO WALKER B. IGLEHEART, MARRIED AS RECORDED ON THE 9TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110609-0044067 AND PART OF WARRANTY DEED FROM JANE FLEISHMAN, A SINGLE PERSON TO PERFECT CIRCLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 12TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060912-0112566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN USED AS THE PRINCIPAL MARITAL RESIDENCE OF WALKER B. IGLEHEART AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 19; BY-LAWS OF RECORD IN INSTRUMENT NO. 20061113-0140319; ARTICLES OF INCORPORATION OF RECORD IN INSTRUMENT NO. 20061113-0140318; MASTER DEED OF RECORD IN INSTRUMENT NO. 20061113-0140319 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1235A Battlefield Drive, Nashville, Tennessee 37215
(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: T20120007964 DEEDWARR
Recvd: 02/02/12 09:22 2 pgs
Fees: 13.00 Taxes: 1646.50
20120202-0009377

Witness my/our hand(s) this 31st day of January, 2012.

Walker B. Igleheart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walker B. Igleheart, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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