THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12010154**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2012. Notary Public My Commission Expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120022717 DEEDWARR
Recvd: 03/29/12 09:11 3 pgs
Fees:18.00 Taxes:610.50
20120329-0026593

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Malen Juzwiak 601 Old Hickory Blvd #105 Brentwood TN 37027	Brand Mortgage Group 6224 Sugarloaf Pkwy. Ste 200 Duluth, GA 30097	Tax Parcel ID No. 171-03-0B-288.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy R. Cretin, n/k/a Amy R. Cretin Childs, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Malen Juzwiak , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 50, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Book 9700, Page 957, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy R. Cretin by deed from June Adkins and husband Gerrol Adkins of record in Instrument 200205280064084, Register's Office for Davidson County, Tennessee. The said Amy R. Cretin is now known as Amy R. Cretin Childs.

*Aaron Zachary Childs joins in this conveyance to convey any and all interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of Banbury in Book 7798, page 843, Register's Office for Davidson County,Tennessee.

Charter for Townhomes of Fredericksbury HOA in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
Conveyance of common areas n Book 11753, page 208, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage in Book 7358, page 643, Book 7993, page 269 and Book 9607, page 431, Register's Office for Davidson County, Tennessee.

Easement conveyed to State of Tennessee in Book 7851, page 712,Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement in Book 10012,page 756, Register' s Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, page 393, Book 9860, page 840, Book 10694,page 541, Book 10126, page 435 amended in Book 10224, page 683 and corrected in Book 10294,page 850, further amended in Instrument 200007180070558, re-recorded in Instrument 200507050076596, (Fredericksburg), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11550, Page 531 amended in Book 11682, page 75, (Fredericksburg Townhomes), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Fredericksburg Townhomes HOA in Book 8920, page 45, amended in Book 10694, page 539 and Book 11550, page 554, Register's Office for Davidson County, Tennessee.

By-Laws for Townhomes of Fredericksburg HOA in Book 10126, page 486 amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 601 Old Hickory Blvd #105 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2012.

Amy R. Cretin, n/k/a Amy R. Cretin Childs

Aaron Zachary Childs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy R. Cretin, n/k/a Amy R. Cretin Childs and Aaron Zachary Childs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2012.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY