WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2012.

Notary Public

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

R-VRES-12-3818

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
Kelly L. Frey, Sr.		
3818 West End Avenue #311 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-09-0K-311.00

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, I/we THEODORE J. ROYER AND MARY B. ROYER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY L. FREY, SR. AND WIFE, FAYE MARIE FREY, AS TENANTS BY THE ENTIRETY, 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 A CERTAIN CONDOMINIUM APARTMENT, BEING UNIT NO. 311, THE MONTCLAIR, AS DESCRIBED IN THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME OF THE MONTCLAIR, OF RECORD IN BOOK 7332, PAGE 380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 7902, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO THEODORE J. ROYER AND MARY B. ROYER, HUSBAND AND WIFE BY DEED FROM GILBERT T. IRVIN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20040802-0092165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 26, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 7332, PAGE 380; BOOK 7902, PAGE 113; BOOK 6846, PAGE 838; BOOK 6846, PAGE 833; BOOK 6881, PAGE 926; BOOK 7902, PAGE 109; BOOK 7902, PAGE 145; PLAT BOOK 6900, PAGE 954; 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 3818 West End Avenue #311, Nashville, Tennessee 37205
(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:T20120036549 DEEDWARR
Recvd: 05/17/12 15:23 2 pgs
Fees:13.00 Taxes:814.00
20120517-0043006

Witness my/our hand(s) this 15th day of May, 2012.

Theodore J. Royer

Mary B. Royer

STATE OF Tennessee
COUNTY OF Davidson

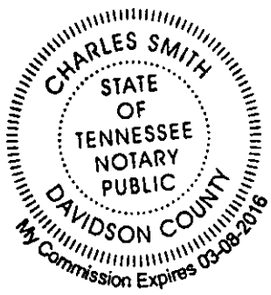
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore J. Royer and Mary B. Royer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2012.

Notary Public

My Commission Expires:

(SEAL)



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