THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record ~~& Return To:~~** **First Title & Escrow Co., Inc.** **FTEC File No. 30571-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 22nd day of June, 2012. Notary Public My Commission Expires: 3-17-14

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Emily Elrod 2019-B Beech Avenue Nashville, TN 37204	**Send Tax Bills To:** SUNTRUST MORTGAGE 1001 SEMMES AVE. RICHMOND, VA 23224	**Tax Information:** Map and Parcel No.: 105 100 B 00200 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, **Jennifer R. Frey, unmarried and Barbara P. Frey**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Elrod** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2019-B Beech Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120049404 DEEDWARR
Recvd: 07/05/12 10:10 3 pgs
Fees:18.00 Taxes:758.50
20120705-0058895

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of June, 2012.

Jennifer R. Frey

Barbara P. Frey
BY: Jennifer R. Frey, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer R. Frey**, 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 for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2012.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer R. Frey**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Barbara P. Frey** and is authorized by the said **Barbara P. Frey** to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of June, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Waverly Place Townhomes horizontal property regime with private elements established by Declaration of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration and being located upon Lots Nos. 13 and 14 and part of Lot No. 12 on the Plan of Douglas Place of record in Plat Book 332, pages 130 and 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer R. Frey, an unmarried person, and Barbara P. Frey, an unmarried person, by Warranty Deed dated June 17, 2008 from Kenneth James Sanney, an unmarried person, of record in Instrument No. 20080620-0063916, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 720, page 243, and Book 5786, pages 355 and 357, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
2. Charter of Incorporation of Waverly Place Townhomes Corporation of record in Instrument No. 20040429-0048518, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Waverly Place Townhouse corporation of record in Instrument No. 20041230-0155032, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Waverly Place Townhomes, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 332, page 151, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 332, page 130, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20031008-0149516, Register's Office for Davidson County, Tennessee.