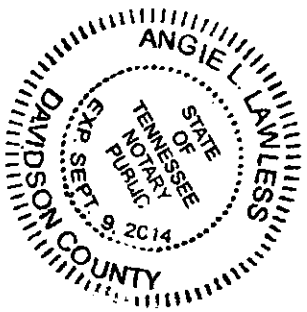
BILL GARRETT, Davidson County
Trans:T20130057582 DEEDWARR
Recvd: 07/05/13 15:30 2 pgs
Fees:13.00 Taxes:1176.60
20130705-0069978

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013060017

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, is $318,000.00

Sworn to and subscribed before me this 3rd day of July, 2013.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Stephen Fryou	Renasant Bank	181-100D-004.00-CO
417 Highpoint Terrace	2001 Park Place N. #650	
Brentwood, TN 37027	Birmingham, AL 35023	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Victoria R. Picott, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Fryou and Christine Clark-Fryou, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat for Jackson Valley Subdivision, Section One of record in Plat at Instrument No. 20070808-0094664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria R. Picott, a single Person by Special Warranty Deed from Touchstone Builders, Inc., a Tennessee corporation of record at Instrument No. 20100909-0071741, dated September 03, 2010 and recorded on September 09, 2010, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **417 Highpoint Terrace, Brentwood, TN 37027.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this3rd day of July, 2013.

Victoria R. Picott

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Victoria Picott, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 2013.

Notary Public

