RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 9291-10444

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13050264

Davidson County DEEDWARR
Recvd: 07/15/13 12:21 3 pgs
Fees:18.00 Taxes:1036.00
20130715-0072957

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,999.00.

Affiant

Subscribed and sworn to before me, this 5th day of July, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clayton L. Wiggins 641 Old Hickory Blvd Brentwood TN 37027	XXXXXXXXX Century Lending Company 9931 Corporate Campus Dr. #1200 Louisville, KY 40223	Tax Parcel ID No. 171030B1180CO

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, **Susan Vear, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton L. Wiggins and wife, Grace L Wiggins** ("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 35, Townhomes of Fredericksburg, Revision One, Phase One, Section Three, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Revision One, Phase One, Section Three, recorded in Plat Book 9700, Page 534, Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 10126, Page 435, Book 10224, Page 683, and as corrected in Book 10294, Page 850, amended in Book 10393, Page 11, Book 10628, Page 517, Book 11682, Page 75 and Instrument 200007180070558, re-recorded in Instrument 200507050076596, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions and ByLaws Appended thereto, recorded in Book 10126, page 486 and Book 10275, page 959, Book 11550, page 554, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Susan Vear by Deed from Keith Bulluck of record at Instrument No. 20111207-0095432, Register's Office for Davidson County, Tennessee, dated 11/22/2011 and recorded on 12/7/2011.

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 534, Register's Office for Davidson County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Townhomes of Fredericksburg of record in Book 10126, Page 435, amended in Book 10224, Page 683, amended and corrected in Book 10294, Page 850, amended in Book 10393, Page 11, Book 10628, Page 517, Book 11682,

Page 75 and Instrument 200007180070558, re-recorded in Instrument 200507050076596, Register's Office for Davidson County, Tennessee.
By-Laws in Book 10126, Page 486, Book 10275, Page 959 and 11550, Page 554, Register's Office for Davidson County, Tennessee.
Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, in the 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 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931 and Book 10694, Page 541, 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 record in Book 8920, Page 45, amended in Book 10694, Page 539, Register's Office for Davidson, County, Tennessee.
Charter for Fredericksburg HOA in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
Fredericksburg Amenities Area Deed in Book 9443, Page 538, and 11753, Page 208, Register's Office for Davidson County, Tennessee.
Easement to Bellsouth of record in Book 10709, Page 143, Register's Office for Davidson County, Tennessee.
Easement for water mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269, Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Easement for cable TV of record in Book 20000516-0049387, Page , in the Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 641 Old Hickory Blvd 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 5th day of July, 2013.

Susan Vear by Jonathan Harris as attorney in fact

Susan Vear by Jonathan Harris as
Her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Harris,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Susan Vear,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MAY 18, 2014

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

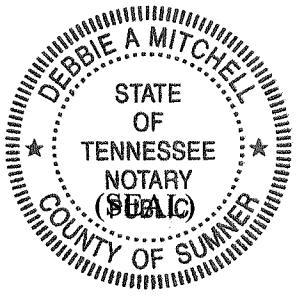
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell

Notary Public

My Commission Expires: April 19, 2017