#14459

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS} 26b
{Richard Sedlak and Jennifer K. Sedlak	{SunTrust Mortgage, Inc.	}Map and Parcel }
{1733 Haleys Hope Court	{901 Semmes Avenue	}114-07-0B-171.00CO}
{Nashville, TN 37209	{Richmond, VA 23224	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas J. Friedli and wife, Gemma J. Guest Friedli** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Richard Sedlak and wife, Jennifer K. Sedlak** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 39, Section 7, Addition to Westchase, as shown on plat of record in Instrument No. 20051202-0144886, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Friedli, unmarried, Gemma J. Guest, unmarried, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 8th day of September, 2006 in Instrument Number 20060908-0111349, in the Register's Office of Davidson County, Tennessee. Gemma J. Guest is now known as Gemma J. Guest Friedli.

This subject real property is commonly known as 1733 Haleys Hope Court, Nashville, TN 37209.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat of Section 7, Addition of Westchase recorded in Instrument No. 20051202-0144886, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Instrument No. 20050602-0062617, said Register's Office for Davidson County, Tennessee and all other easements of record.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me this 25 day of July, 2013.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130064661 DEEDWARR
Recvd: 07/29/13 15:27 2 pgs
Fees:13.00 Taxes:851.00

20130729-0078795

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of July, 2013.

Thomas J. Friedli

Gemma J. Guest Friedli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Thomas J. Friedli with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2013.

Notary Public

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gemma J. Guest Friedli 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2013.

Notary Public

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 1-24-15