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. 31307-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,380,000.00. Heather K Fridrich Affiant Subscribed and sworn to before me this 27th day of August, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Daniel H. Biller, Tara L. Biller 216 Heady Dr. Nashville, TN 37205	**Send Tax Bills To:** US BANK P.O. Box 20005 Owensboro KY 42304	**Tax Information:** Map and Parcel No.: 130 090 04600

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, **Heather K. Fridrich, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel H. Biller and Tara L. Biller, husband and wife** ("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 164 Cheek Road, Nashville, TN 37205

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.

Gerald D. Fridrich, Jr., spouse of Heather K. Fridrich, joins in the execution of this instrument for the purposes of conveying any martial interest he has in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2013.

Heather K Fridrich
Heather K. Fridrich

Gerald D. Fridrich, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Heather K. Fridrich and Gerald D. Fridrich, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130075265 DEEDWARR
Recvd: 08/30/13 10:13 2 pgs
Fees:13.00 Taxes:5106.00
20130830-0091720

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 Block B on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C, and D as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Heather K. Fridrich by quitclaim deed dated July 29, 2009, from Andra J. Hedrick, Trustee, recorded as Instrument No. 20090807-0074707, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20030131-0013739, 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).
3. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.