WARRANTY DEED

BOX 80-3

PREPARED BY: RETURN TO:
BANKERS TITLE ... ROW CORP
5107 M... WAY
STE. 113
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,500.00

Janice Collens
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2013.

Robin S. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/4/2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5763 FOREMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mark Foreman and Alba Foreman	~~Jamie~~ Mark Foreman	160-14-0F-006.00-CO
5612 Oakes Dr.	3 Luquer Road	
Brentwood, TN 37027	Manhasset NY 11030	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY J. TEDDER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARK FOREMAN AND WIFE, ALBA FOREMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5612 Oakes Dr., Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 3rd day of September, 2013.

Jerry J. Tedder
Jerry J. Tedder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JERRY J. TEDDER, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 3rd day of September, 2013.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130076187 DEEDWARR
Recvd: 09/04/13 09:04 2 pgs
Fees:13.00 Taxes:1248.75

20130904-0092866

EXHIBIT A - LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Unit No. 5612 (Parcel No. 006) together with the carport designated No. 5612-C in Brentwood Hall, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oakes Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Hall, Condominium Apartments, recorded in Instrument No. 20011023-0115309 as amended in Instrument No. 20011031-0118967, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20011023-0115544 (as amended in Instrument No. 20020315-0032905), Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20011023-0115544 (as amended in Instrument No. 20020315-0032905) and 20011023-0115545, respectively, Register's Office for Davidson County, Tennessee, and restrictions in Book 4020, page 59, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Jerry J. Tedder by Quitclaim Deed from Jerry S. Tedder, an unmarried widow of record at Instrument No. 20050715-0082638, Register's Office for Davidson County, Tennessee, dated July 12, 2005 and recorded on July 15, 2005.

Being the same property previously conveyed to Jerry J. Tedder and Jerry S. Tedder, as joint tenants with right of survivorship by Warranty Deed from Haury and Smith Contractors, Inc., of record at Instrument No. 20020904-0106243, in the Register's Office for Davidson County, Tennessee, dated August 29, 2002 and recorded on September 4, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.