WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY of August, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 5/2017

BILL GARRETT, Davidson County
Trans:T20130078288 DEEDWARR
Recvd: 09/10/13 10:49 2 pgs
Fees:13.00 Taxes:1054.50
20130910-0095432

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Gary Smith and Lynda W Smith	New Owner	173-09-0A-269.00-CO
(NAME)	(NAME)	
8360 Saint Danasus Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Richard A. Fricke and Alexandra Fricke, formerly known as Alexandra Phillips**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **W. Gary Smith and Lynda W Smith, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Lenox Village, Phase E, of record as Instrument No. 20040109-003952, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard A. Fricke, an unmarried man and Alexandra Phillips, an unmarried woman, as joint tenants with right of survivorship, by deed dated December 20, 2004 from Regent Homes, LLC, a Limited Liability Company and filed of record in Instrument # 20041221-0151689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8360 Saint Danasus Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 our hands this **30th** day of **August, 2013**

Richard A. Fricke by Alexandra Fricke, Attorney In Fact

Richard A. Fricke by Alexandra Fricke, Attorney In Fact

Alexandra Phillips Fricke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alexandra Phillips Fricke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2013**

Notary Public

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alexandra Fricke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard A. Fricke, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130910-0095431, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Richard A. Fricke, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of August, 2013.

Notary Public

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

My Commission Expires:

_____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122