BILL GARRETT, Davidson County
Trans:T20130086092 DEEDWARR
Recvd: 10/04/13 13:43 2 pgs
Fees:13.00 Taxes:506.90

20131004-0104627

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Lionne Buchanan
Affiant

Subscribed and sworn to before me, this 30 day of Sept., 2013.

Lisa Sheppard
Notary Public
My commission expires:

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXPIRES 8-19-2017

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Franklin Persinger 7001 Lenox Village Drive Unit A-12 Nashville, TN 37211	New Owner	172120D01200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROLAND M. FRYOU, Unmarried, and STEPHEN L. FRYOU, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to FRANKLIN PERSINGER, single, hereinafter called the Grantees, their successors 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 Unit No. A-12 of The Town Center Homes at Lenox Village, A Condominium, a Horizontal Property Regime, as shown on the plat of Section One, The Town Center Homes at Lenox Village, Condominium Apartments, of record in Instrument No. 200312120178492 and Exhibit "B" at Instrument No. 200312120178492, said Register's Office, and described in Master Deed Restrictions of record in Instrument No. 200203150032825, as supplemented in Instrument No. 200212260158459, said Register's Office, 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 The Town Center Homes of Lenox Village, Condominium Apartments, contained in the aforesaid Master Deed Restrictions ans supplemented, and By-laws appended thereto are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Roland M. Fryou and Stephen L. Fryou by deed from Cody Clayton and wife, Ashley Clayton, dated 5/16/08 of record in Instrument No. 200806260065817, said Register's Office. Christie Fryou, spouse of Stephen L. Fryou, joins in the execution of this instrument to convey any marital interest she may have in said property.

SUBJECT TO all matters appearing on Master Deed as supplemented, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 7001 Lenox Village Drive Unit A-12, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of September, 2013.

STEPHEN L. FRYOU

CHRISTIE FRYOU

ROLAND M. FRYOU by STEPHEN L. FRYOU
Attorney in Fact

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 Stephen L. Fryou with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Roland M. Fryou and that he is authorized by Rolaqnd M. Fryou to execute this instrument on his behalf.

Witness my hand and seal at office on this 30th day of September, 2013.

Notary Public

My Commission expires: 9/0/17

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 Stephen L. Fryou*****whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 30th day of September, 2013.

*****and Christie Fryou

Notary Public

My Commission expires: 9/11/17

Return to:
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Mt. Juliet, TN 37122