WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public Kathryn Gassidy

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judi C. Drum	Judi C. Drum	160-15-0A-087.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
220 Hearthstone Manor Lane	220 Hearthstone Manor Lane	Trans:T20130100034 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/26/13 10:31 2 pgs
Brentwood, TN 37027	Brentwood, TN 37027	Fees:13.00 Taxes:962.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131126-0121298

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Terri Ann Frey, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Judi C. Drum, an unmarried woman, 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 Unit 87, PHASE 4, HEARTHSTONE MANOR, as shown on plat of record in Plat Book 6250, Page 990, amended in Plat Book 6200, Page 642, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terri Ann Frey, unmarried by Warranty Deed from Elizabeth M. Reynolds, unmarried, recorded on the 23rd day of May, 2007 in Instrument No. 20070523-0061508, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 7403, Page 568, Book 11404, Page 149, Instrument Number 200605100054690 and Instrument Number 200806240064983, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 220 Hearthstone Manor Lane, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 22nd day of November, 2013.

Terri Ann Frey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 22nd day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terri Ann Frey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015