WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/14 08:33 2 pgs
Fees:13.00 Taxes:980.50
20140515-0041569

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 12 day of May, 2014

CD

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Nichols	Flagstar Bank, FSB	142-13-0-B-122.00CO
932 Glendridge Lane	5151 Corporate Drive	
Nashville, TN 37221	Troy, MI 48098	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah F. Durrett and Myra F. Moreland, both individually and as Co-Executices of The Estate of Doris G. Friedli**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Nichols and Stephanie W. Nichols, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 122 on the plan of First Revision, Riverside, Phase 3, of record in Instrument Number 20010404-0032691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doris G. Friedli, from Jermaine D. Hall, a married man, by deed on August 31, 2004, of record in Instrument Number 20040902-0106525, Register's Office for Davidson County, Tennessee.The said Doris G. Friedli having died testate on March 5, 2014, leaving as her only heirs-at-law, Deborah F. Durrett and Myra F. Moreland. Her last will and testament was entered into probate on April 23, 2014 at Cause No. 14P-685, Probate Court for Davidson County, Tennessee. The said Deborah F. Durrett and Myra F. Moreland qualified and were appointed as Co-Executrices on May 8, 2014.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20040108-0003094, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7185, page 619; and Book 7405, page 780; and Book 8104, page 211; and Book 11063, page 996, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7103, page 48; and Book 7803, page 642; and Book 7574, page 645; and Book 7489, page 638, Register's Office for Davidson County, Tennessee.
- Waterline easement of record in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee.
- Easement for Utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.
- Easement for Metro Government of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 6900, page 490, Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as: **932 Glenridge Lane, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 12, 2014.

The Estate of Doris G. Friedli

Deborah F. Durrett

By Deborah F. Durrett, individually and as Co-Executrix

Myra F Moreland

By Myra F. Moreland, individually and as Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah F. Durrett and Myra F. Moreland, indivisually and as Co-Executrices,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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