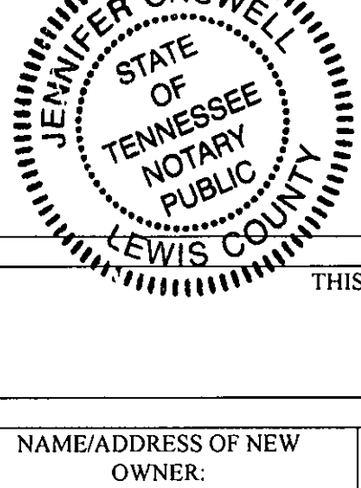
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00.

Affiant

Subscribed and sworn to me on June 27, 2014.

NOTARY PUBLIC

My Commission Expires: 2/24/18

BILL GARRETT, Davidson County
Trans: T20140048974 DEEDWARR
Recvd: 07/09/14 14:22 2 pgs
Fees: 13.00 Taxes: 3237.50

20140709-0060486

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27524SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas May Julie Haag 3609 Saratoga Drive Nashville, TN 37205	New Owner	117-1-020

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah A. Fraumann and husband Jamie M. Faris, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Nicholas May and Julie Haag, Husband and Wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 27 & 28 of Block "A" on the Map of Bellwood of record in Book 547, pages 149 and 150, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Saratoga Drive, at the southwest corner of Lot No. 26 in said Plan; thence eastwardly with the line between said Lots Nos. 26 and 27, 151.75 feet to the Whitworth Property; thence southwardly with same, 150 feet to the south line of this subdivision; thence westwardly with same, 177.35 feet to the easterly line of Lot No. 29 in said plan; thence northwardly with the line between Lots 28 and 29, 135.75 feet to the southerly margin of Saratoga Drive; thence in the northeasterly direction with said drive, 100 feet to the beginning.

Being the same property conveyed to Sarah A. Fraumann and Jamie M. Faris, Wife and Husband, by Deed from Thurman Sensing, Jr. and wife, Angelyn B. Sensing, of record in Instrument No. 20091231-0119046, Register's Office for Davidson County, Tennessee.

The undersigned Jamie M. Faris is one and the same as James M. Faris.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Matters shown on plan of record in Book 547, page 149 & 150, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers and/or storm drainage of record in Book 4038, page 446, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3609 Saratoga Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on June 27, 2014.

Sarah A. Fraumann

Jamie M. Faris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 27, 2014, before me personally appeared Sarah A. Fraumann and Jamie M. Faris to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 27, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE