WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140051437 DEEDWARR
Recvd: 07/17/14 12:57 2 pgs
Fees: 13.00 Taxes: 495.80
20140717-0063345

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$134,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of July, 2014.

Notary Public
My Commission expires: 11.6.17
(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:
Mary K. Friskics-Warren	New Owner	075-13-0-138.00
1719 Holly Street		
Nashville, TN 37206		

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, **Shawn A. Pody and Kelly P. Pody, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary K. Friskics-Warren and William T. Friskics-Warren, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, Pages 48 & 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn A. Pody and wife, Kelly P. Pody from John Benjamin Collins, Jr., unmarried by Warranty Deed on March 15, 1999, of record in Book 11389, Page 244, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2014 taxes and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

This is improved property known as: **304 Bonnaridge Drive, Hermitage, TN 37076**

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 July 16, 2014.

Shawn A. Pody

Kelly P. Pody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shawn A. Pody and Kelly P. Pody,** 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 July 16, 2014

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY