THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081718** BILL GARRETT, Davidson County Trans:T20140066925 DEEDWARR Recvd: 09/09/14 09:17 2 pgs Fees:13.00 Taxes:1054.50 20140909-0082330	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Jason Fridenstine, Trustee c/o Flood Bumstead McCready & McCarthy Inc. PO Box 340020 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155160A35600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan Brown now known as Joan Denise Fambrough, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the JH32 Trust,** ("Grantees"), its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the right, title and interest in and to the property described below:

Land in Davidson County, Tennessee, being Lot 356, FINAL PLAT, TRACESIDE, SECTION 11, as shown on plat of record in Plat Book 11700, Pages 59-61 and Instrument No. 20000922-0094253, 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 Joan Brown, unmarried by Warranty Deed from Mohammad K. Al-Naili and wife, Julia D. Al-Naili, recorded on the 17th day of March, 2004 in Instrument No. 20040317-0030594, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, TRACESIDE, SECTION 11, as recorded in Instrument No. 20000922-0094253 and Boundary Plat recorded in Plat Book 11700, Pages 59 thru 61.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Book 11483, Page 98 and Instrument Nos. 20001114-0112667, 20010116-0004786, 20020111-0004996 and 20020116-0006610.

Terms and provisions of by-Laws recorded in Book 9668, Page 899.

Easement for Water Line, recorded in Book 7598, Page 747.

Conveyance to Homeowners Association recorded at Instrument No. 20010221-0016218.

This is improved property located at 6521 Buttercup Drive Nashville TN 37221.

Thomas Fambrough, husband of Joan Brown, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2014.

Joan Denise Fambrough

Thomas Fambrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan Denise Fambrough and Thomas Fambrough, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014