WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066951 DEEDWARR
Recvd: 09/09/14 09:51 2 pgs
Fees:13.00 Taxes:584.60
20140909-0082374

G-VRES-14-7512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Effie E. Barber	**Nations Direct Mortgage, LLC**	
(NAME) **7512 W. Winchester Drive**	(NAME) **1820 Von Karmen, Ste. 250**	**151-10-0A-004.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Irvine, CA 92612**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEREMY W. FRITZ AND SARAH C. RETTER FRITZ, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EFFIE E. BARBER** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase 1, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20000207-0012630, as supplemented and amended in Instrument No. 20010123-0006894, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy W. Fritz and Sarah C. Retter both unmarried by deed from Melinda M. Guthrie, unmarried of record in Instrument No. 20080502-0045150 Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on May 02, 2008. The said Sarah C. Retter being one and the same person as Sarah Fritz and Sarah C. Retter Fritz.

This conveyance is subject to:

- Subject to all matters shown on Boundary plat of record in Instrument No. 20000207-0012630;
- Subject to all matters shown on Plan of record in Instrument No. 20010123-0006894;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20010531-0056382, 20031111-0164945 and 20031111-0164945;
- Easement for Ingress and Egress to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457;
- Tennessee Valley Authority Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book 4535, Page 351;
- Easement to Tennessee Telephone Co. of record in Book 9661, Page 919;
- Grant of Easement of record in Instrument No. 20000906-0088271 and 20000906-0088272;
- Easement for Water Mains of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288;
- Charter for Villages of Long Hunter of record in Instrument No. 20010531-0056381;
- Quit Claim Deed for Common Areas to Villages of Long Hunter HOA of record in Instrument No. 20010531-0056381;
- Sanitary Sewer Easement of record in Instrument No. 20001030-0107415;
- By-Laws of record in Instrument No. 20041022-0127537;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7512 W. Winchester Drive , Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF AUGUST, 2014.

Jeremy Fritz by Sarah Fritz, Attorney in Fact
Jeremy W. Fritz by Sarah Fritz, Attorney-In-Fact

Sarah Fritz
Sarah C. Retter Fritz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH FRITZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEREMY W. FRITZ, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY W. FRITZ.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH C. RETTER FRITZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212