Davidson County DEEDWARR
Recvd: 10/31/14 13:51 2 pgs
Fees:13.00 Taxes:1887.00
20141031-0100675

14-09-004

WARRANTY DEED

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00

Debra Loe
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2014.

Dee F Kennedy
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/2/18

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7132P FRIEDMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel L. Friedman and Kay S. Friedman	Wells Fargo Bank, N.A.	131060F02800CO
123 Abbeywood Drive	3210 Lake Emma Rd, 1st	
Nashville, TN 37215	Lake Mary, FL 32746	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT EARLS AND WIFE MARTHA EARLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANIEL L. FRIEDMAN AND WIFE, KAY S. FRIEDMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 123 Abbeywood Drive, Nashville, TN 37215

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/or 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/or 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 hand on the 31st day of October, 2014.

Robert Earls

Robert Earls

Martha Earls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ROBERT EARLS AND MARTHA EARLS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

14-7132P FRIEDMAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 28, PLAT OF BURTON HILLS VILLAGE OF ABBEYWOOD, TRACT 21, as shown on plat of record in Plat Book 6900, Page 223, as amended in Book 7147, Page 423, 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 by Warranty Deed from Lewis S. Blevins, Jr. and wife, Renee N. Blevins to Robert Earls, Unmarried and Martha Irwin, as joint tenants with right of survivorship as recorded on the 2nd day of May, 2007 in Instrument No. 20070502-0052431 and Quitclaim Deed from John T. Cook, Trustee to Robert Earls and wife, Martha Earls as recorded on the 19th day of August, 2010 in Instrument No. 20100819-0065527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, as recorded in Plat Book 6900, Page(s) 223, as amended in Book 7147, Page 423, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Burton Hills recorded in Book 7076, Page 763.

f. Charter for Homeowners Association recorded in Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 73.

g. Easement for Sanitary Sewer, recorded in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, Page 978.

h. Easement for driveway, recorded in Book 10859, Page 13.

i. Planned Unit Development Boundary Plat recorded in Plat Book 6250, Page 478.

j. Deed of Conveyance recorded in Book 7275, Page 826, Book 7240, Page 543 and Book 7240, Page 605.

k. Agreement recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON