WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Y-BR-14-911

TABA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 19, 2016

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)
William Hargrove and Maggie Hargrove	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**94-5-43.00**
911 South 13th Street	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 35244**	
(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 **DANE FRIEDMAN AND WIFE, SARAH E. FRIEDMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM A HARGROVE AND MAGGIE HARGROVE, HUSBAND AND WIFE,** 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 112, SHELBY HEIGHTS, A REVISION OF A PART OF SECTION ONE, REVISED, as shown on plat of record in Plat Book 2854, Page 69, 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 Dane Friedman and Sarah E. Barber, husband and wife by Warranty Deed from Sharon McNabb, a sole heir of the Estate of Andrew Raymond McNabb, recorded on the 10th day of August, 2011 in Instrument No. 20110810-0061462, in the Register's Office of Davidson County, Tennessee. The said Sarah E. Barber having since married is now known as Sarah E. Friedman.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Plat of SHELBY HEIGHTS, A REVISION OF A PART OF SECTION ONE, REVISED, as recorded in Plat Book 2854, Page(s) 69.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2810, Page 475.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **911 South 13th Street, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20140084002 DEEDWARR
Recvd: 11/06/14 13:47 2 pgs
Fees:13.00 Taxes:832.50
20141106-0102686

Witness my/our hand(s) this the 3rd DAY OF NOVEMBER, 2014.

Dane Friedman by John Gleaves, Attorney-in-Fact

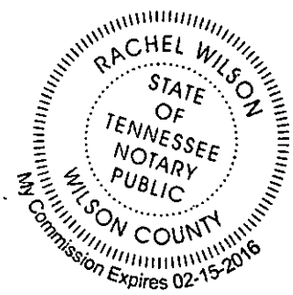
Sarah E. Friedman by John Gleaves, Attorney-in- Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 DANE FRIEDMAN AND SARAH E. FRIEDMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said DANE FRIEDMAN AND SARAH E. FRIEDMAN.

Witness my hand and official seal, this the 3rd of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



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