WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094316 DEEDWARR
Recvd: 12/17/14 09:50 3 pgs
Fees:18.00 Taxes:351.13
20141217-0115263

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $94,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15th DAY OF NOVEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6569 MOLDEMEDHIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Misrak D. Woldemedhin	Regions Bank	163-02-0B-138.00 CO
644 Pippin Drive	2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham AL 35244	

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

FREM INVESTMENTS NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

MISRAK D. WOLDEMEDHIN, UNMARRIED WOMAN

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

Land in Davidson County, Tennessee, being Unit 130, on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record as Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record as Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048, and amended by Ratification, Dedication and Adoption of Plat of record as Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being the same property conveyed to Frem Investments Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from Frem Investments Los Angeles, LLC, a California Limited Liability Company, recorded on the 9th day of April, 2012 in Instrument No. 20120409-0030144, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 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 PHASE 5, SECTION 1, BERKELEY HALL, as recorded in Instrument Nos. 20050125-0008851, 20050223-0019584, 20050706-0077601, corrected by Surveyor's Certificate of Correction recorded at Instrument Nos. 20050725-0086047 and 20050725-0086048 and Ratification, Dedication and Adoption of Plat recorded at Instrument No. 20050923-0114416, 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 Instrument No. 20061031-0135165, Supplementary recorded at Instrument No. 20140520-0043176 , 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. Easement for Ingress and Egress, recorded in Instrument No. 20061117-0143185.

f. Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20090721-0068096.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040303-0023979.

h. Conveyance of common areas recorded at Instrument No. 20090623-0058289.

This is improved property known as 644 Pippin Drive, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 19th day of November, 2014.

Frem Investments Nashville, LLC

BY: _____

Gabriel Frem, Manager

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gabriel Frem, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FREM INVESTMENTS NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Beverly Hills, California, this 19th day of November, 2014.

See attached acknowledgo

Notary Public

My Commission Expires: 31 July 2015

File #: 14-R6569 WOLDEMEDHIN

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

State of California
County of Los Angeles

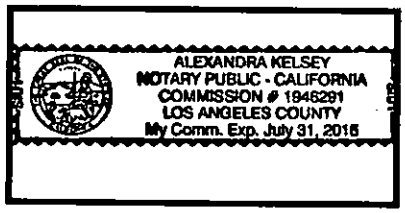
On 12 Dec 2014 before me, Alexandra Kelsey Notary Public, personally appeared Gabriel Frem who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

NOTARY SEAL

Alexandra Kelsey
Signature of Notary Public



Commission Expires: 31 July 2015