BILL GARRETT, Davidson County
Trans:T20150071001 DEEDWARR
Recvd: 08/21/15 13:52 3 pgs
Fees:18.00 Taxes:1574.72
20150821-0084721

THIS INSTRUMENT PREPARED BY: JACK W. ROBINSON, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,600.00. Marjorie B. Boswell Affiant Subscribed and sworn to before me this 20th day of August, 2015. LINDA H. ROBERTSON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY Notary Public MY COMMISSION EXPIRES: December 6, 2016 My Commission Expires: _____

Address New Owner As Follows: Marjorie B. Boswell 5417 Cochran Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Map-Parcel Number: 161010B08400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER J. FRERICKS, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARJORIE B. BOSWELL**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 77, as shown on the plan of Aberdeen Woods, Phase Two, of record in Plat Book 9700, pages 848 and 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Frericks by deed from Wlodek Szczarkowski, of record as Instrument No. 20130611-0059379, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Jacqueline R. Frericks joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Christopher J. Frericks.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plan of record in Plat Book 9700, pages 848 and 849, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843 and Instrument No. 20000203-0011436, said Register's Office.

4. Amendments to Covenants and to the Bylaws of Aberdeen Woods Homeowners' Association, Inc., of record as Instrument Nos. 20030221-0023491, 20030221-0023492 and 20030730-0108227, said Register's Office.

5. Charter of Aberdeen Woods Homeowners' Association, Inc., of record in Book 10792, page 896, said Register's Office.

6. Conveyance of common area to homeowners' association of record as Instrument No. 20010110-0003209, said Register's Office.

7. Stormwater Detention Agreement of record in Book 10644, page 324, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **5417 Cochran Drive, Nashville, TN 37220**.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 20th day of August, 2015.

CHRISTOPHER J. FRERICKS

JACQUELINE R. FRERICKS

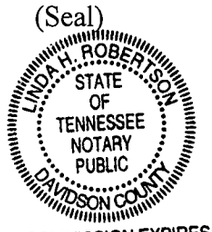
By: _____
Christopher J. Frericks, Attorney-in-Fact
pursuant to Power of Attorney of record
in Instrument No. 20150731-0075574,
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher J. Frericks, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2015

(Seal)



MY COMMISSION EXPIRES:
December 6, 2016

Linda H. Robertson
Notary Public

My Commission Expires: 12/06/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Christopher J. Frericks, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Jacqueline R. Frericks, and who acknowledged that he executed the same as the free act and deed of the said Jacqueline R. Frericks.

WITNESS my hand, at office, this 20th day of August, 2015

(Seal)



MY COMMISSION EXPIRES:
December 6, 2016

Linda H. Robertson
Notary Public

My Commission Expires: 12/06/2016