BILL GARRETT, Davidson County
Trans:T20160111096 DEEDWARR
Recvd: 12/19/16 09:21 3 pgs
Fees:18.00 Taxes:2460.50
20161219-0132623

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $665,000.00. Affiant Subscribed and sworn to before me this 16th day of December, 2016. Notary Public My Commission Expires: 8-4-20

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jens Frederiksen et ux 138 Prospect Hill Nashville, TN 37205	Same as new owner	116-08-0F-138.00CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Todd Grabois and wife, Melissa Grabois**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jens Frederiksen and May Frederiksen, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 6727, page 462, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Todd Grabois and wife, Melissa Grabois, by deed from George S. Scoville, Jr. and wife, Nancy E. Scoville, of record in Instrument No. 20130730-0079189, dated July 26, 2013, said Register's Office.

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

This conveyance is made subject to:

1. County taxes for 2017 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 6727, page 462, Register's Office for Davidson County, Tennessee.

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 4857, page 157, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and as amended and restated in Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

5. Sewer Easement of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

6. Easement in Book 5185, page 684, Book 5387, page 829 and Book 5387, page 844, Register's Office for Davidson County, Tennessee.

This is improved property known as: **138 Prospect Hill, Nashville, TN 37205.**

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, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 16th day of December, 2016.

Todd Grabois
Todd Grabois

By: Melissa Grabois by AIF
Melissa Grabois, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20161219-0132623, RODCT.

Melissa Grabois
Melissa Grabois

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Melissa Grabois, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Todd Grabois and who acknowledged that she executed the same as the free act and deed of Todd Grabois.

WITNESS my hand, at office, this 16th day of December, 2016

(Seal)



Notary Public

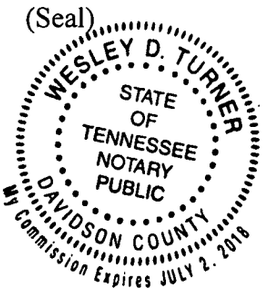
My Commission Expires: 7-2-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 16th day of December, 2016

(Seal)



Notary Public

My Commission Expires: 7-2-2018