WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111493 DEEDWARR
Recvd: 12/19/16 14:11 2 pgs
Fees:13.00 Taxes:610.13

20161219-0133093

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Proctor	CMG Mortgage, Inc	095120A21800CO
(NAME) 2721 Airwood Drive	(NAME) 3160 Crow Canyon Rd. Suite 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Friddell and wife, Carrie Friddell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William J. Proctor, unmarried**, hereinafter called the GRANTEE(S), 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 all of Lot No. 44 on the Plan of Final Plat, Phase Two, Lakeland, Section Two, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Friddell and wife, Carrie Friddell by Warranty Deed from Robert Steven Holman, unmarried, dated 10/14/2005 recorded 10/20/2005, of record in Instrument No. 20051020-0126899, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 103, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7826, Page 462, Supplement and Amendment of record in Book 8079, Page 800, By-Laws of record in Book 7826, Page 474, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 4286, Page 864, Book 4754, Page 522, Book 4925, Page 65, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 2017, Page 592, Book 2145, Page 20, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 6781, Page 163, in the Register's Office for

Davidson County, Tennessee.
Easement contained in Deed of Conveyance of record in Book 7628, Page 590, Book 7628, Page 596, in the Register's Office for Davidson County, Tennessee.
Easement contained in General Warranty Deed of record in Book 8189, Page 757, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 7900, Page 102, in the Register's Office for Davidson County, Tennessee.
Warranty Deed to HOA of record in Book 8068, Page 686, in the Register's Office for Davidson County, Tennessee.
Charter of HOA of record in Book 7820, Page 601, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2721 Airwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hands this 15th day of December, 2016.

Michael Friddell

Carrie Friddell

State of Tennessee
County of Williamson

Personally appeared before me Michael Friddell and Carrie Friddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public
My Commission Expires: 8/27/17

DONALD R BARRETT JR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027