Davidson County DEEDWARR
Recvd: 05/02/17 10:08 2 pgs
Fees:13.00 Taxes:1461.50
20170502-0042951

GRN-171995850

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Angela Patson Affiant Subscribed and sworn to before me, this the 27th day of April, 2017. Anne Marie Angel Notary Public My commission expires: 3/8/21 (AFFIX SEAL)

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eliza Garcia	**Highlands Residential Mortgage, LTD**	**Map 171-03-0-B Parcel 145.00co**
641 Old Hickory Blvd. #63	**12001 N. Central Expressway, Suite #750**	
Brentwood, Tennessee 37027	**Dallas, TX 75243**	

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

James Alan Fry, a single person

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

Eliza Garcia, a single 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 Lot No. 61, Revision One, Phase One, Section Three of Townhomes of Fredericksburg, a Planned Unit Development, of record in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Alan Frye, a single person, by Deed dated August 27, 1999 from Pulte Homes Tennessee Limited Partnership, of record in Book 11639, Page 408, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 534, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of record in Book 10126, Page 435, amended in Book 10224, Page 683, Instrument of Correction in Book 10294, Page 850, and Book 10628, Page 517, further amended in Instrument No. 20000718-0070558, and re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee. (4) By-Laws of record in Book 10126, Page 486, amended in Book 10275, Page 959 and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee. (5) Deed of conveyance to State of Tennessee with easements therein of record in Book 7851, Page 712, said Register's Office. (6) Agreement for sanitary sewer and/or storm drainage of record in Book 9607, Page 431, Book 7358, Page 643, and in Book 7993, Page 269, said Register's Office. (7) Charter of Townhomes of Fredericksburg Homeowners' Association, Inc. of record in Book 10126, Page 430, Register's Office for Davidson County, Tennessee. (8) Dedication of site drainage easement of record in Book 10012, Page 756, said Register's Office. (9) Rights and claims of parties in possession. (10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **641 Old Hickory Blvd. #63, Brentwood, Tennessee 37027**

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 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 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/our hand(s) this **27th** day of **April, 2017.**

James Alan Fry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James Alan Fry,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2017.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY