WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

P-WG-17-641

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Catherine Abell and Sarah Abell	new owners	
(NAME)	(NAME)	**171-03-0B-056.00-CO**
641 Old Hickory Blvd., #10		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **ROXANN FRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN CATHERINE ABELL, AN UNMARRIED WOMAN, AND SARAH ABELL, AN UNMARRIED WOMAN, JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Unit No. 89, Phase One, Section One, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700 Page 236, a Horizontal Property Regime (Private Element), in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Roxann Fry by Warranty deed from Soudabaeh Janbakhsh, a married woman and Mahan Janbakhsh, a married man of record in Instrument No. 20141216-0114943 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 16, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 236;
- Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, and Book 10224, Page 683, as corrected in Book 10294, Page 850, Book 10694, Page 541, Book 10393, Page 11, Instrument No. 20000718-0070558, and re-recorded in Instrument No. 20050705-0076596;
- HOA Charter of record in Book 8920, Page 40 and Book 10126, Page 430;
- HOA By-Laws of record in Book 8920, Page 45, Book 10126, Page 486 and Book 10275, Page 959, Book 10694, Page 539 and Instrument No. 20150102-0000219;
- Fredericksburg Amenities Area deed to Radnor Development Corp of record in Book 9443, Page 538; Plan of record in Book 7900, Page 807;
- Stormwater Detention Agreement Easement of record in Book 9771, Page 545 and Book 10357, Page 920;
- Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124;
- Dedication of site drainage easement of record in Book 10012, Page 756;
- Agreement for dedication of easement for sanitary sewer and/or storm drainage, water mains and appurtenances of record in Book 7993, Page 269, Book 9607, Page 431 and Book 7358, Page 643;
- Easements of record in Book 7851, Page 712;
- Restrictions of record in Instrument No. 20141216-0114943, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Old Hickory Blvd., #10, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans: T20170052470 DEEDWARR
Recvd: 06/20/17 08:45 2 pgs
Fees: 13.00 Taxes: 1369.00

20170620-0061684

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), their heirs and 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), 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 the 15th DAY OF JUNE, 2017.

Roxann Fry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROXANN FRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212