WARRANTY DEED

Bill Garrett Davidson County
Batch# 44492 DEEDWARR
01/04/2018 11:27:13 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180104-0001349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 08/20/2019
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

O-VRES-17-3707

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)
Peter P. Frech and Kim A. Frech	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
3707 Katherine Street	**9311 San Pedro Ave., Ste. 100**	**072-03-0-401.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78216**	
(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, **GREEN HILLS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER P. FRECH AND KIM A. FRECH, HUSBAND AND WIFE,** 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 Lot No. 2 on the Plan of Final Plat of Inglewood Estates, Resubdivision of Lot No. 234 of record in Plat Book 332, Page 101 and amended in Instrument No. 20170307-0002232, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Green Hills Construction, LLC by Warranty deed from Keith T. Cole, a married man of record in Instrument No. 20170321-0027298 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 21, 2017.

This conveyance is subject to:
- Taxes for the year 2018, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101 and amended in Instrument No. 20170307-0022332, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4292, Page 39 and Book 4337, Page 90, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7133, Page 233 and Book 7133, Page 237, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20170321-0027298 in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3707 Katherine Street, Nashville, Tennessee 37216**.

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 29th DAY OF DECEMBER, 2017.

Green Hills Construction, LLC

BY: _____
Misty Tobitt
Member

BY: _____
Randy Tobitt
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MISTY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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