RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,599,000.00.

Affiant

Subscribed and sworn to me on January 25, 2018.

NOTARY PUBLIC

My Commission Expires:

Bill Garrett Davidson County
Batch# 51704 DEEDWARR
01/25/2018 04:15:01 PM 3 pgs
Fees: $18.00 Taxes: $5,916.30
20180125-0008095

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31150

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashlyn Pierce Meneguzzi & Brian Meneguzzi 1608 Windy Ridge Drive Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	159-06-0-B-005.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fry Classic Construction, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ashlyn Pierce. Meneguzzi and husband, Brian Meneguzzi, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Voce, Phase 1A, Major Subdivision, of record in Plat at Instrument No. 20140819-0074937, and corrected by Surveyor's Certification of Correction in Instrument No. 20170105-0001613, 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 Fry Classic Construction LLC, a Tennessee limited liability company by Special Warranty Deed from Voce Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20161212-0129737, Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 12, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson and Brentwood taxes which have been prorated by the parties and paid by Gantor(s); 2018 and subsequent taxes are assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20140819-0074937 and corrected in Surveyor's Certification of Correction in Instrument No. 20170105-0001613, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140307-0019304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Grant of Transmission Line Easement of record in Book 2270, Page 92, in the Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Oman Constructing Co., Inc. of record in Book 9184, Page 876, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130819-0086872, in the Register's Office for Davidson County, Tennessee.
7. Order of Possession in favor of Piedmont Natural Gas Company, Inc. of record in Instrument Number 20130919-0098914, in the Register's Office for Davidson County, Tennessee.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1608 Windy Ridge Drive, Brentwood, TN 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, their heirs and assigns, forever, and GRANTORS does 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 GRANTORS does 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. 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 hand this 25th day of January, 2018.

Fry Classic Construction, LLC

By: _____
Brady Fry
Its: Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Brady Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of FRY CLASSIC CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal on January 25, 2018.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 9-7-21

