Bill Garrett Davidson County
Batch# 94676 DEEDWARR
05/21/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $566.10
20180521-0048335

Prepared by:
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Attorney at Law
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me this 17 day of May, 2018.

Notary Public
My commission expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca Bell 5170 Hickory Hollow Parkway #407 Antioch, TN 37013	Meridan Capital 5115 Maryland Way Brentwood, TN 37027	163-05-0B-148.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joseph W. Frierson and Sheryl Rimrodt-Frierson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rebecca Bell, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 152 on the Plan of Exhibit "A-1" Master Deed Lot Layout (private Element) Phase IV Mill Park (formerly Hickory Hollow Townhomes) as shown in Instrument No. 20031117-0167241 Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Joseph W. Frierson and Sheryl Rimrodt-Frierson, husband and wife, by deed dated September 13, 2017, from Alexis S. Hammond of record in Instrument No. 20170918-0095443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in Book 10719

Page 425 and amended in Book 11167 Page 757 ; Instrument Nos. 200311170167241; 200511280143120; 200501310011265; 200110160112643; ; 201102080011084; 201412310119109 and in any allied instruments(s) referred to in said restrictions.

2. By-Laws of record in Book 10719 Page 464 and amended in Book 11167 Page 759

3. Detention Pond Agreement of record in Book 10506 Page 278

4. Easement for benefit of BellSouth of record in Book 11378 Page 991

5. Architectural Change Request Procedures of record in Instrument No. 201102080011084

This property is improved property known as 5170 Hickory Hollow Parkway, Unit 407, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17 day of May, 2018.

Joseph W. Frierson

Sheryl Rimrodt-Frierson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of May, 2018, before me personally appeared Joseph W. Frierson and Sheryl Rimrodt-Frierson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (~~or person's~~) free act and deed.

Witness my hand, at office, this 17 day of May, 2018.

Notary Signature
My commission expires: 3/8/2021

JEFFREY G JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

