WARRANTY DEED

Bill Garrett Davidson County
Batch# 98212 DEEDWARR
05/30/2018 12:08:29 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20180530-0051463

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,900.00.

Affiant

Subscribed and sworn to me on May 25, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31581

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jocelyn Freimuth Timothy F. Shrum 7820 Oakfield Grove Brentwood, TN 37027	New Owners	181-10-0A-286.00-CO

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, Steven R. Franke, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jocelyn Freimuth and Timothy F. Shrum, joint tenants, 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. 1013 on the Plan of Autumn Oaks Subdivision, Phase 10A, a Cluster Lot Subdivision of record in Plat at Instrument No. 20130812-0084048, 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 Steven R. Franke, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140522-0044309 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 22, 2014.

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

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee.
3. PUD Boundary Plat of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443, as amended in Instrument

No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, 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.

5. Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page(s) 196 & 199, Book 11217, Page 799 and Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.
7. Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created. Including but not limited to a one-fourth acre reserved for graveyard with right of ingress and egress as setout of record in Book 261, Page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20030110-0004645, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee.
9. Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
10. Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
11. Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, Page 271 and Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.
12. Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
13. Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
14. Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7820 Oakfield Grove, 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/our hand(s) this 25th day of May, 2018.

Steven R. Franke

Steven R. Franke By: Terri Rutherford
Attorney In Fact by Terri Rutherford attorney-in-fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Steven R. Franke, as his Attorney in Fact, as the free act and deed of the within named Steven R. Franke.

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

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

