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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34800-05-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me this 13th day of June, 2019. Notary Public My Commission Expires: 03-08-21

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner: Michael Friesch & Kelly Friesch 4217 Morriswood Drive Nashville, TN 37204	**Send Tax Bills To:** Wells Fargo Bank P. O. Box 51162 Los Angeles, CA 90051-5462	**Tax Information:** Map and Parcel No.: 132 07 0 011 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan E. Little and Karen B. Little, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Friesch and Kelly Friesch, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4217 Morriswood Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 243618 **DEEDWARR**
06/17/2019 08:26:10 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00

20190617-0057634

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of June, 2019.

Ryan E. Little

Karen B. Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan E. Little and Karen B. Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2019.

Notary Public

My Commission Expires:

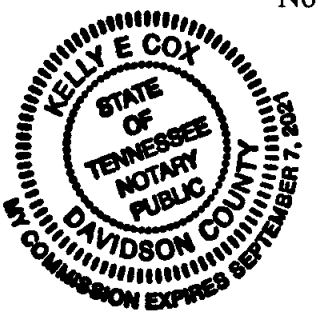


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Southmeade, Section II and a Revision of Lots 23 and 24, Section I, as shown on Plat of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said Lot; and part of the right-of-way of Overton Street which was closed by Ordinance No. 84-6 and corrected by Ordinance No. 08-8, City of Oakhill, Tennessee, and certified copies of record in Instrument No. 20100901-0069578 and Instrument No. 20100901-0069577, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan E. Little and Karen B. Little, husband and wife, by deed dated February 4, 2005 from Deborah Elaine Smith, Virginia Ann Karnuth and Peggy Jean Little of record in Instrument No. 20050208-0014514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 132 07 0 011 00.
2. Restrictive Covenants contained in an instrument of record in Book 1788, page 108 and Book 2158, page 384, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 64, Register's Office for Davidson County, Tennessee.