File No. 120993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

annemarie cain
Notary Public

MY COMMISSION EXPIRES: 2-17-14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120076178 DEEDWARR
Recvd: 10/08/12 11:59 2 pgs
Fees:13.00 Taxes:947.20
20121008-0091932

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shavir Nagarwalla	F&M Bank	131-02-0H-003.00 CO
(NAME)	(NAME)	
4244 Hillsboro Road	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, G. Robert Frost (a/k/a George R. Frost), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shavir Nagarwalla, a single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, being Unit No. 4244, together with Parking Spaces as specified on the plat shown on the Master Deed, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed of record in Instrument Number 20040421-0045569, as amended in Instrument Numbers 20040511-0054050, 20050110-0003192 and 20050425-0045365, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to G. Robert Frost (also known as George R. Frost) by Quitclaim Deed from Terri W. Frost dated 11/7/11 and recorded 11/7/11 in Instrument Number 20111107-0086847; and the same property previously conveyed to Terri W. Frost by Quitclaim Deed from G. Robert Frost (also known as George R. Frost) dated 10/20/09 and recorded 10/21/09 in Instrument Number 20091021-0097486; previously conveyed to George R. Frost by Quitclaim Deed from Kristin Lee Frost and Randy Echols Ferragino dated 2/11/09 and recorded 2/13/09 in Instrument Number 20090213-0012666; previously conveyed to George R. Frost, married and Kristin Lee Frost, unmarried, by Warranty Deed from Neil M. Griggs, married (joined by his wife, Leah Griggs), dated 9/29/06 and recorded 10/2/06 in Instrument Number 20061002-0121285, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument Number 20040421-0045569; amended in Instrument Numbers 20040511-0054050, 20050110-0003192 and 20050425-0045365; amended By-Laws of record in Instrument Number 20070905-0106403, said Register's Office.

Subject to HOA Charter of record in Instrument Number 20040330-0035515, said Register's Office.

Subject to Conveyance of Open Space of record in Instrument Number 20041230-0155026, said Register's Office.

Subject to Storm Water Detention Agreement of record Instrument Number 20030530-0073121, said Register's Office.

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Subject to Sanitary Sewer and/or Storm Drainage Easements of record in Book 4041, Page 9 and Instrument Number 20040526-0061600, said Register's Office.

Subject to Condominium Site Plan included as Exhibit "E" to Master Deed; and prior plan of record in Book 547, Pages 85 and 86, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4244 Hillsboro Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 28th day of September, 2012.

G. Robert Frost

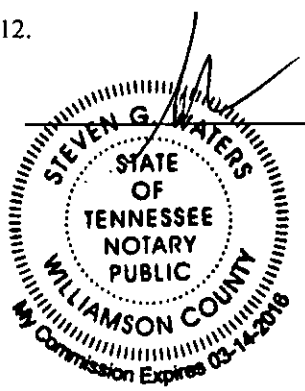
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Robert Frost, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2012.

Commission expires:



Notary Public