WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096736 DEEDWARR
Recvd: 12/29/14 10:07 2 pgs
Fees:13.00 Taxes:721.50
20141229-0118275

G-VRES-14-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vaibhav Anand	**MB Financial Bank, NA**	
(NAME)	(NAME)	
5025 Hillsboro Pike Apt. 23S	**2251 Rombach Avenue**	**131-1-D-215.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Wilmington, OH 45177**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN EARLE PILKINGTON, JR. MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VAIBHAV ANAND, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 215, also known as Apt. No. 23-S/V on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office.

Being the same property conveyed to John Earle Pilkington, Jr. by Warranty Deed from Tracey L. Brackett, recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039850, in the Register's Office of Davidson County, Tennessee.

Jennifer Pilkington, spouse of Grantor joins in this conveyance to convey any and all martial interest she may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
- Charter of Homeowners Association recorded in Book 5233, Page 459.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.
- Easement for Overhead Utility Line, recorded in Book 7873, Page 859.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike Apt. 23S, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF DECEMBER, 2014.

John Earle Pilkington, JR.

Jennifer Pilkington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN EARLE PILKINGTON, JR. AND JENNIFER PILKINGTON, the within named bargainor, 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 and official seal, this the 23rd of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212