WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Vithalani	New Owner	131-06-0G
(NAME)	(NAME)	(MAP)
516 Chesapeake Place		102.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Greenville, NC 27858		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brian Russell Follis, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Roger Vithalani and wife, Virginia M. Vithalani, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 102 of Burton Hills, Village of Ashlawn, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as established and described in a Master Deed recorded in Book 7076, page 696 and Book 7308, page 859, and voting percentage as set forth in Exhibit " C" to said Master Deed , said Register' s Office, to which reference is hereby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Burton Hills, Villages of Ashlawn, Condominium Apartments contained in the Master Deed recorded in Book 7076, page 696 and book 7308, page 859, and By-Laws recorded in Book 7076, page 763, Register' s Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brian Russell Follis by Warranty deed from Travis Doyle, unmarried, Vann Doyle and wife, Deborah G. Doyle of record in Instrument No. 20080222-0017449 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 22, 2008. The said Rachel Follis hereby joins in the conveyance of this property to convey any and all marital rights.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 102 Ashlawn Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20170040561 DEEDWARR
Recvd: 05/12/17 09:41 2 pgs
Fees:13.00 Taxes:1028.60
20170512-0047200

Witness my/our hand(s) this 11th day of May, 2017.

Brian Russell Follis

Rachel Follis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Russell Follis; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of May, 2017.

Notary Public

My Commission Expires: 6/22/20

