RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178923

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/17 09:30 3 pgs
Fees:18.00 Taxes:924.08
20170531-0053798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Hill, Jr. 3120B Long Boulevard, #203, Nashville, TN 37203	Ascend FCU 520 Airport Drive Tullahoma TN 37388	104 02 1D 203.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Seven Hundred Fifty and 00/100 Dollars ($249,750.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PRATIK TALATI, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROY HILL, JR., AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 203, on the plan of Villages of Long Boulevard I, filed as Exhibit B-1 to, and established by the Master Deed of record in Instrument 20060627-0076772 and amended in Instrument 20070725-0088208 and 20081031-0108684, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area / elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Pratik Talati, unmarried, by Warranty Deed from Alliance Homebuilding Group LLC, fka Urban Concepts, LLC, dated 5/17/2010, recorded 5/19/2010, of record in Instrument 20100519-0038583, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3120B Long Boulevard, #203, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of May, 2017.

PRATIK TALATI

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

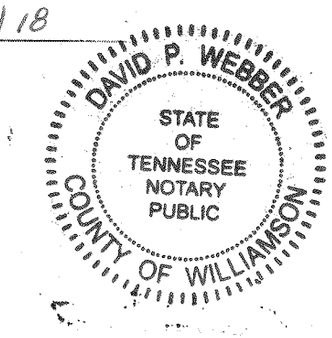
Personally appeared before me, a Notary Public, Pratik Talati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of May, 2017.

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 10/3/18



True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

