WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067341 DEEDWARR
Recvd: 08/04/17 10:31 2 pgs
Fees:13.00 Taxes:1119.25
20170804-0079787

R-ZR-17-4222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Atul Jaganathan and Cayce Freels	**NFM, Inc. dba NFM Lending**	
(NAME)	(NAME)	**131-02-0H-008.00-CO**
4222 Hillsboro Pike	**505 Progress Drive, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Linthicum, MD 21090**	
(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, **LYDIA ROSS BELCHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ATUL JAGANATHAN, A SINGLE PERSON, AND CAYCE FREELS, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4222, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase 1, for placement of Units and Parking Spaces, as shown on Exhibit "E" on the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lydia E. Ross, unmarried by Warranty deed from Reagan Measells, unmarried of record in Instrument No. 20140605-0048933 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 05, 2014.

Lydia E. Ross having since married and now being known as Lydia Ross Belcher.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record as Book 547, Pages 85 & 86, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
- Charter of of Hillsboro Quarters Condominium Owners' Association, Inc. of record in Instrument Number 20040330-0035515, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the common areas of record in Instrument Number 20061229-0161138, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement for Highway Purposes of record in Book 4426, Page 398, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20040526-0061601 and Instrument Number 20040526-0061600, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4041, Page 9, in the Register's Office for Davidson County, Tennessee.

- Storm water detention agreement of record in Instrument Number 20030530-0073121, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4222 Hillsboro Pike, 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 31st DAY OF JULY, 2017.

Lydia Ross Belcher

Zachary J. Belcher, spouse of Lydia Ross Belcher, hereby joins in this conveyance and does transfer and convey any and all marital interest Zachary J. Belcher may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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