THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CR17-5108

Bill Garrett Davidson County
Batch# 31497 DEEDWARR
11/29/2017 03:19:39 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20171129-0121891

Grantees:
Robert Frey and Tina Frey
8108 Ochoa Lane
Brentwood, TN 37027

Send Tax Bills To:
new owner

Map & Parcel No.:
181030A36300CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st **day of** November, 2017, by and between **David Kuriakose and Celeste Kuriakose, husband and wife**, party of the first part, and **Robert A. Frey and Tina C. Frey, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($310,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157, on the Plan of Phase Three, Section One, Addition to Indian Creek Estates, a Planned Unit Development, of record in Instrument No. 20140407-0028956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Kuriakose and Celeste Kuriakose, husband and wife, from Kashani Construction, LLC, a Tennessee Limited Liability Company, by deed dated October 14, 2014, of record in Instrument No. 20141020-0096299, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Kuriakose

Celeste Kuriakose

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **David Kuriakose and Celeste Kuriakose,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of November, 2017

Notary Public

My commission expires: 10/7/2019

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$310,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2017.

Notary Public

My commission expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

PROPERTY ADDRESS:
8108 Ochoa Lane
Brentwood, TN 37027