This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1004

Bill Garrett Davidson County
Batch# 32624 DEEDWARR
12/04/2017 10:35:39 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171204-0123263

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2017

Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patsy Frey and Warren Frey P.O. Box 1006 Opelousas, LA 70571	NEW OWNER	131-01-0-D-215.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Vaibhav Anand and Amanda Jane Lloyd, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patsy Frey and Warren Frey, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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 Registers Office.

Being the same property conveyed to Vaibhav Anand, a single person by Warranty Deed from John Earle Pilkington, Jr., married, recorded on the 29th day of December, 2014 in Instrument No. 20141229-0118275, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5025 Hillsboro Pike Unit 23-s, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

GRANTOR:

Vaibhav Anand

Amanda Jane Lloyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vaibhav Anand and Amanda Jane Lloyd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2017.

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-17-1004