This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 36704 DEEDWARR
12/13/2017 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171213-0127067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David & Megha Kodiatar 3405 Old Anderson Rd, #205 Antioch, TN 37013	NFM Lending 1190 Winterson Rd Suite 300 Linthicum, MD 21090	136150A05000CO

THIS INDENTURE, made this 11 day of December, 2017 between

Gloria J. Hillery, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Daivat Kodiatar and Megha Kodiatar, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 50, on the Plan of Watercrest Townhomes, Phase 2, as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gloria J. Hillery, an unmarried woman by Warranty Deed dated 4/7/00 from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 200004120036849, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3405 Old Anderson Road, #205, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

GH

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gloria J. Hillery

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Seminole

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gloria J. Hillery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Seminole, Florida ~~Goodlettsville, Tennessee~~ on this the 11th day of December, 2017.

Kristie Toole
Notary Public

My Commission Expires:

Notary Public State of Florida
Kristie Toole
My Commission FF 923477
Expires 11/03/2019

STATE OF Florida
COUNTY OF Seminole

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $190,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of December, 2017.

Kristie Toole
Notary Public

My Commission Expires:

Notary Public State of Florida
Kristie Toole
My Commission FF 923477
Expires 11/03/2019

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019