WARRANTY DEED

17-12-009

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of January, 2018

Notary Public

My Commission Expires: 11-5-18 (AFFIX SEAL)

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAD DUNCAN	SWBC MORTGAGE CORP	142-09-0A
(NAME) 852 Todd Preis Drive	(NAME) P.O. Box 11733	028.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten 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, **TODD FRIEDENBERG AND WIFE, MICHELE FRIEDENBERG**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAD DUNCAN, A MARRIED MAN**, hereinafter called the Grantee(s), his 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 a part of the **Plan of Doral Country Villa Condominiums, Section II,** as of record in Plat Book 4860, Page 122, Register's Office for said county, the part hereby described as follows:

BEING Unit No. 32-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251 and as made applicable to Section II, in Book 5048, Page 715, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to TODD S. FRIEDENBERG AND WIFE, MICHELE FRIEDENBERG, by Deed from JAMES MONROE CARELL, of record in Instrument No. 20070215-0019516, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Master Deed and By-Laws of Doral Country Villa Condominiums, of record in Book 5011, Page 385 as amended in Book 5015, Page 251, in Book 5048, Page 715; Book 5048, Page 715 and Book 5124, Page 165, and made applicable in Book 5348, Page 751, and further amended in Instrument No. 20070504-0053687 and in Instrument No. 20151130-0120647, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Bill Garrett Davidson County
Batch# 43711 DEEDWARR
01/03/2018 09:58:01 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180103-0000794

BEING unimproved ☐
Improved ☒ property known as: **852 Todd Preis Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 2nd day of January, 2018.

TODD S. FRIEDENBERG

MICHELE FRIEDENBERG

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TODD S. FRIEDENBERG AND WIFE, MICHELE FRIEDENBERG**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 2018.

My Commission Expires: 07/02/18

Notary Public

