Bill Garrett Davidson County
Batch# 56211 DEEDWARR
02/07/2018 01:46:02 PM 2 pgs
Fees: $13.00 Taxes: $860.25
20180207-0012432

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Satbir Minhas
1553 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 109-05-0D-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda M. Freese and husband, Tanner D. Freese, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Satbir Minhas , a single man and Veena Anand, a single woman, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1553 as shown on the site plan of The Cottages At Williams Bend as of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20040628-0076712 as amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda M. Freese and husband, Tanner D. Freese by Warranty deed from Jose Villanueva Garcia and wife, Lori E. Villanueva, of record in Instrument No.20100301-0015182 Register's Office for Davidson County, Tennessee, dated February 23, 2010 and recorded on March 01, 2010.

Being also known as 1553 Lincoya Bay Drive Nashville, Tennessee 37214.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 2nd day of February, 2018.

WITNESS MY HAND on this the 2nd day of February, 2018

Amanda M. Freese

Tanner D. Freese

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda M. Freese and Tanner D. Freese,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $232,500.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170999