Bill Garrett Davidson County
Batch# 68652 DEEDWARR
03/13/2018 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20180313-0023622

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bradley C. Frye	BOKF, NA dba HomeDirect Mortgage	091 01 4A 001.00
(NAME)	(NAME)	
6116A Louisiana Ave	11880 College Blvd, Suite 320	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Seven Thousand And No/100 Dollars ($347,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SD Developers Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley C. Frye, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit A of the 6116A-6116B Louisiana Avenue Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for 6116A-6116B Louisiana Avenue Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20160511004671 6, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Clyde Richard Dubois, Sr. and wife, Joyce A. Dubois by Warranty Deed from Joel L. Turner dated November 10, 2005 and recorded November 15, 2005 as Instrument No. 20051115-0138235, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to SD Developers Inc., a Tennessee Corporation by Warranty Deed from Joyce A. Dubois dated March 11, 2016 and recorded March 11, 2016 as Instrument No. 201603110023533, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-180938FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6116A Louisiana Ave, Nashville, TN 37209

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, has 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. 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 our hands this 9 day of MARCH, 2018

SD Developers Inc.

BY: _____
Satish Patel
Co-Shareholder and Co-owner

STATE OF TENNESSEE

COUNTY OF SUMNER

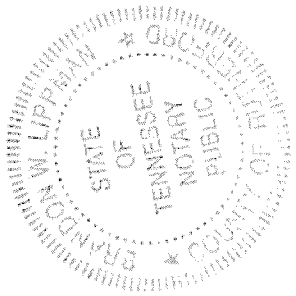
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Satish Patel, as Co-Shareholder and Co-Owner of SD Developers Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2018.

_____
Notary Public

My Commission Expires: 10.20.19

(SEAL)



File Number: GRN-180938FC

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.

Penny Y. Ray
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