Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-18-1615

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

File Number: 1-18-1615

Bill Garrett Davidson County
Batch# 71696 DEEDWARR
03/21/2018 01:39:51 PM 2 pgs
Fees: $13.00 Taxes: $817.70

20180321-0026771

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2018

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donald Souza 1065 Cresta Way, Apt. 7 San Rafael, CA 94903	First National Bank of Middle Tennessee 1608 Williams Dr. St. 301 Murfreesboro, TN 37129	050-02-0A-078.00- CO

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, **Robert C. Fredere, III and Joanna F. Fredere, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donald Souza**, unmarried 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 Lot No. 78 on the Final Plat of Belle Arbor PUD, Phase One, as shown on plan of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert C. Fredere III and Joana F. Fredere, husband and wife by Warranty Deed from J. D. Eatherly d/b/a Eatherly Properties, a proprietorship, dated July 10, 2015, recorded July 15, 2015, of record in Instrument No. 20150715-0069075, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3799 Willow Creek Road, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 19th day of March, 2018.

GRANTOR:

Robert C Fredere III

Robert C. Fredere, III

Joanna F Fredere

Joanna F. Fredere

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert C. Fredere, III and Joanna F. Fredere, 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 19th day of March, 2018.

Deborah L Bissell

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019