RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810198

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

Bill Garrett Davidson County
Batch# 73716 **DEEDWARR**
03/27/2018 11:14:02 AM 2 pgs
Fees: $13.00 Taxes: $3,366.63

20180327-0028563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $909,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2018.

NOTARY PUBLIC

My commission expires: 8.22.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam C. Hedges and Anjali S. Shah 1706 Hillmont Drive, Nashville, TN 37215,	Same address as new owner	117-15-2C-001.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($909,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOY ROPER AND HUSBAND, JOE ROPER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADAM C. HEDGES AND ANJALI S. SHAH, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of 1706 Hillmont Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1706 Hillmont Cottages, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150805-0077870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1706 Hillmont Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150805-0077870, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorported hereby referenced and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joy Roper and Joe Roper, wife and husband by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company, dated 12/19/2016 and recorded 12/28/2016 at Instrument #20161228-0136450, Register's Office for Davidson County, Tennessee. Previously being a portion of the same property

conveyed to Gala, LLC, a Tennessee Limited Liability Company by Warranty Deed from Todd G. Mayfield, married, dated 01/15/2015 and recorded at Instrument #20150116-0004643, said Register's Office.

The address of the herein described property is believed to be 1706 Hillmont Drive, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of March, 2018.

JOY ROPER

JOE ROPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joy Roper and husband, Joe Roper, 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 seal, this the 21st day of March, 2018.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19