WARRANTY DEED

~~PREPARED BY:~~ RETURN TO
RANKERTS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
[illegible] TN 37203

Bill Garrett Davidson County
Batch# 102927 DEEDWARR
06/11/2018 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $2,932.25

20180611-0055654

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-03-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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).
Rachel C. Freeman and James Robert Freeman	New Owner	131 12 0A 001.00
(NAME)	(NAME)	
1109 B Lipscomb Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Ninety-Two Thousand Five Hundred And No/100 Dollars ($792,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Viraj Kaushik Parikh and Aparna Khushru Frenchman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachel C. Freeman and James Robert Freeman, wife and husband**, 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:

Land in Davidson County, Tennessee, being Unit B of Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20110413-0028638 and as amended in Instrument No. 20111205-0094761, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110413-0028638 and as amended in Instrument No. 20111205-0094761, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Viraj Kaushik Parikh and Aparna Khushru Frenchman, husband and wife by Warranty Deed from Lipscomb Drive Partners, GP, a Tennessee General Partnership dated July 6, 2012 and

recorded July 9, 2012 as Instrument No. 20120709-0060011, in said Register's Office for Davidson County, Tennessee.

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 1109 B Lipscomb Dr, Nashville, TN 37204

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 8 day of June, 2018

Viraj Kaushik Parikh

Aparna Khushru Frenchman, by Viraj Kaushik Parikh, Attorney-in-Fact
Aparna Khushru Frenchman, by Viraj Kaushik Parikh
as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Viraj Kaushik Parikh, 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, and further acknowledged that they executed the foregoing instrument on behalf of Aparna Khushru Frenchman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Aparna Khushru Frenchman, for the purposes therein contained.

Witness my hand and official seal, this the 8 of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-184267SSO