Karen Johnson Davidson County
Batch# 226001 DEEDWARR
05/06/2019 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190506-0042039

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Y72-215

ADDRESS NEW OWNER:
BFL Holdings, LLC
3425 B Trimble Road
Nashville, TN 37215

SEND TAX BILL TO:

OWNER

MORTGAGEE:

N/A

Parcel ID:
131-01-0-D-215.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patsy Frey and Warren Frey, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **BFL Holdings, LLC, a Limited Liability Company**, hereinafter called the GRANTEE, its 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. 215, also known as Apt. No. 23-S/V on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office.
>
> Being the same property conveyed to Patsy Frey and Warren Frey, wife and husband by Deed dated November 30, 2017 from Vaibhav Anand and Amanda Jane Lloyd, husband and wife, recorded December 4, 2017, in Instrument #20171204-0123263, in the Official Records of Davidson County, Tennessee.

This is improved property known as 5025 Hillsboro Pike, Apt. 23-S, Nashville, TN 37215. Possession is to be given on May 3, 2019.

THIS CONVEYANCE is made subject to all 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, its 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 do 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, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of May, 2019.

Patsy Frey

Warren Frey

STATE OF LOUSIANA)
COUNTY OF Louisiana)
ST. Landry,

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patsy Frey and Warren Frey, wife and husband,** the bargainors, 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 official seal at office this 3rd day of May, 2019.

NOTARY PUBLIC #77601

My Commission Expires: at death

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$225,000.00**.

AFFIANT

Subscribed and sworn to before me on this 3rd day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 2.2.2021

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 12-14-20