File Box
246

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/03 16:21 3pgs
Fees:18.00 Taxes:584.60

20030721-0102062

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bipin Kumar (NAME)	AmSouth Bank (NAME)	MAP 117-03-C
74700 Tallassesee (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 121
Wetumpka, AL 36092 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	7 DA 91031

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jason Booth Robbins and wife, Amy Spencer Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bipin Kumar and Ankit Kumar
married single

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 121, in a Horizontal Property Regime as shown on the condominium site plan of Hillsboro Place, as of record in 5200, Page 725, and amended in Book 5200, Page 757 & 758, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Amy Spencer Robbins and husband, Jason Booth Robbins by deed from Michelle E. Katz and Patricia M. Barker as joint tenants in common of record in Book 10432, Page 349, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2003 taxes, prorated and assumed by the Grantees.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration

CONTINUED

unimproved ( )
This is improved (X) property, known as 121 Hillsboro Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand s this 17th day of July 2003

Jason Booth Robbins

Amy Spencer Robbins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Booth Robbins and wife, Amy Spencer Robbins

the bargainor s, 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 Brentwood, Tennessee, this 17th day of July 2003.

Commission expires November 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public

thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hillsboro Place Condominiums, as of record in Plat Book 5200, Page 725, and amended in Book 5200, Pages 757 & 758, and Master Deed of record in Book 6244, Page 394, and amended in Book 6285, Page 209, and By-Laws of record in Book 5244, Page 495, said Register's Office.

Subject to An Anchor easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5870, Page 33, said Register's Office.

Subject to an easement for Sanitary Sewer of record in Book 3531, Page 592, said Register's Office.

Subject to an easement for access roads or driveways and for parking of record in Book 4240, Page 209, and Book 5221, Page 681, said Register's Office.

Subject to an permanent easement for the construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, Page 468, and in Book 4653, Page 917, said Register's Office.

Subject to a permanent easement for relocation of sanitary sewer conveyed to the State of Tennessee by Deed of record in Book 4653, Page 917], said Register's Office.

Subject to a temporary construction easement for sanitary sewers and/or storm drains granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3965, Page 909, and Book 4158, Page 34, said Register's Office.

Subject to a Storm water Detention agreement of record in Book 6128, Page 852, said Register's Office.

Subject the rights of others in and to the Common Areas and/or Elements.