WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090040312 DEEDWARR
Recvd: 06/17/09 10:47 2 pgs
Fees:13.00 Taxes:1661.30
20090617-0056287

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$449,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

TERRI D JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aimee Johns	**Regions Bank d/b/a Regions Mortgage**	**Map 117-3-H**
(NAME) **2600 Hillsboro Pike, No. 315**	(NAME) **2050 Parkway Office Circle**	**Parcel 315.00 CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GAJANAN M. SABNIS AND WIFE, SHARDA G. SABNIS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AIMEE JOHNS, unmarried,** 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 No. 315 Garage 37 and Storage Space 36 of the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument NO. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davison County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Mater Deed.

Being the same property conveyed to Gajanan M. Sabnis and wife, Sharda G. Sabnis by deed from Nashville Enclave, L.P., a Texas limited partnership, f/k/a Nashville Enclave Apartments, L.P., a Texas limited partnership, of record in Instrument No. 20060518-0058288, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws, of record as Instrument No. 20051005-0119789, as amended in Instrument no. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (c) Charter of Condo Assoc of record in Instrument No. 20050926-0115605 and re-record in Instrument No. 20050928-0116816, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2600 Hillsboro Pike Number 315, Nashville, TN 37212**

(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 hands this 15th day of June, 2009.

Gajanan M. Sabnis
By: Debbie Guthery-Owen

Sharda G. Sabnis
By: Debbie Guthery-Owen

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2009, before me personally, **Debbie Guthery-Owen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Gajanan M. Sabnis and Sharda G. Sabnis** and acknowledged that he executed the same as the free act and deed of **Gajanan M. Sabnis and Sharda G. Sabnis.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2009.

Commission expires:



Notary Public