Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2009.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090051890 DEEDWARR
Recvd: 07/31/09 13:28 2 pgs
Fees:13.00 Taxes:662.30
20090731-0071846

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexandra N. Scruggs	**New Owner**	**Map/Parcel 142-07-0-F-89.00CO**
7252 Highway 70S		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mohammed A. Lakhani, unmarried, now known as Anil Jin Lakhani, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra N. Scruggs, unmarried and Kristina Ryan Scruggs, unmarried, Joint Tenants with Rights of Survivorship

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 Lot No. 89, Unit 1601 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Mohammed A. Lakhani, unmarried, by Warranty Deed, from Timothy Wayne Sullivan, married, of record in Instrument No. 20050627-0073706, Dated June 22, 2005, Register's Office for Davidson County, Tennessee. Mohammed A. Lakhani is now known as Anil Jin Lakhani, as per File No. 07-606-I, of record in the Chancery Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Townhome Association of record in Instrument No. 20000720-0071771, Register's Office for DAVIDSON County, Tennessee.
Charter for Private Elements Association of record in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20000310-0025049, Register's Office for DAVIDSON County, Tennessee.
Easement to State of Tennessee of record in Book 5202, page 732 and Book 5024, page 458, Register's Office for DAVIDSON County, Tennessee.

Right of Way Easement of record in Book 7308, page 762, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20080415-0038238, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 11426, page 63, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, amended in Instrument No. 20060824-0104869, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7252 Highway 70S, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 24th day of July, 2009.

Anil Jin Lakhani

*Marsha Lakhani, spouse of Anil Jin Lakhani, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Marsha Lakhani

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Anil Jin Lakhani and Marsha Lakhani, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2009.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
OCTOBER 10, 2009

My Commission Expires:_____

File #: **09827-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027