RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

File No. 290200868a

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090082701 DEEDWARR
Recvd: 12/07/09 14:54 2 pgs
Fees:13.00 Taxes:795.50
20091207-0111969

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Kautz	NEW OWNER	117070M00200CO
(NAME)	(NAME)	
2091 Stokes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, M. Aslam Sandvi and wife, Carol Sandvi**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew B. Kautz, unmarried**, hereinafter called the grantee(s), 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. 2091, as shown on the Master Deed for Fairsted Park Condominiums, of record in Instrument 20021121-0145225 and amended in Instrument 20030328-0041138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to M. Aslam Sandvi and wife, Carol Sandvi by Warranty Deed from Robert L. Pennington, Jr., unmarried of record in Instrument 20040712-0082676 on July 7, 2004 and filed for record on July 12, 2004, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Instrument 20021121-0145225 and Instrument 20030328-0041138, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9619, Page 112, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.

Right-of-way Easement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2091 Stokes Lane, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 3rd day of December, 2009.

M. Aslam Sandvi

Carol Sandvi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of M. Aslam Sandvi and Carol Sandvi and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of December, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 290200868a

RETURN TO: