File No. 110140

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017093 DEEDWARR
Recvd: 03/23/11 12:59 2 pgs
Fees:13.00 Taxes:227.74
20110323-0022639

Rebecca Campbell State of Tennessee Notary Public County of Sumner

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,550.00

Julie Goldman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2011.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 7/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prem Singh Kahlon	Same	142-5B-47
(NAME) 8300 Sawyer Brown Road	(NAME) 6763 Pennywell Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, I, Robert D. Dean, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prem Singh Kahlon and Paul Singh Kahlon, 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:

Unit No. H-305, together with the Carport designated No. H-305-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77, of the Register's Office for Davidson County, Tennessee, as described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions covenants and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof that same as though copied herein.

Being the same property conveyed to Robert D. Dean by deed from Debra Gail Schultz, Laurie Robin Dean, Gregory Robert Dean, and Robert Dinsmore Dean, II, a/k/a Robert D. Dean, dated November 7, 2003 and recorded on December 9, 2003 as Instrument No. 20031209-0176679, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road, Nashville, TN 37221
(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.

File No. 110140
Witness my hand this 14th day of March, 2011.

Robert D. Dean

State of California
County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Dean, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 3/14/2011.

Notary Public
My Commission Expires:
March 4th, 2015

A. ESCOBAR
Commission # 1924418
Notary Public - California
Los Angeles County
My Comm. Expires Mar 4, 2015