Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130095550 DEEDWARR
Recvd: 11/08/13 10:03 2 pgs
Fees:13.00 Taxes:1110.00
20131108-0115975

WARRANTY DEED

KW13-2600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandrakala Kemkar	Chandrakala Kemkar (NAME)	
333 Hermitage Ave ~~2600 Hillsboro Pike #353~~	333 Hermitage Ave (ADDRESS)	
Cookeville TN 38501 ~~Nashville, TN 37212~~ (CITY) (STATE) (ZIP)	Cookeville, TN 38501 (CITY) (STATE) (ZIP)	117-03-0H-353.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHIE HENDERSON AND LISA HENDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHANDRAKALA A. KEMKAR, A MARRIED WOMAN AND SONAL A. KEMKAR, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 353 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 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Richie Henderson and Lisa Henderson by Deed from Aurora Loan Services, LLC by First American REO Servicing as Attorney in Fact of record at Instrument No. 20090710-0064773, Register's Office for Davidson County, Tennessee, dated June 23, 2009 and recorded on July 10, 2009.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Master Deed containing By-Laws, conditions, covenants and restrictions in Instrument 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, Charter in Instrument 200509260115605 and Instrument 200509280116816, Quitclaim Deed of common areas to HOA in Instrument 200709190111937, Storm Water Detention Agreement in Instrument 200604060039476, Registers Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike #353, Nashville, Tennessee 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 GRANTEE(S), their 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), 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 5th day of November, 2013.

Richie Henderson

Lisa Henderson

STATE OF ARKANSAS
COUNTY OF WASHINGTON

On this the 5th day of November, 2013, before me personally appeared Richie Henderson and Lisa Henderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2013.

Notary Public

My Commission Expires: 08/15/2021

(SEAL)

MARILYN HOLMES
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires August 15, 2021
Commission No. 12383923

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959