BILL GARRETT, Davidson County
Trans: T20140028042 DEEDWARR
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Fees: 13.00 Taxes: 455.10

20140424-0034546

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2014 Notary Public MY COMMISSION EXPIRES: 8/29/2014 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC HEINRICH L. WILLIAMSON COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajyalakshmi Manda and Ashok Kolaskar	*	114-11-0A-029.00-CO
(NAME)	(NAME)	
7470 Charlotte Pike Apt 4	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	, ,	
(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/WE, **Tammy L. Calhoun**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rajyalakshmi Manda, unmarried and Ashok Kolaskar, 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:

*joint tenants w/rights of survivorship

CB

LAND in Davidson County, Tennessee being Unit No. 4, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20001212-0122257, Supplements and Amendments of record in Instrument No. 20020125-0010757, in Instrument No. 20020125-0010758, and in Instrument No. 20021021-0128687, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of WEST HILLS CONDOMINIUMS as shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20040115-0006459, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Tammy L. Calhoun, unmarried by Warranty Deed from Karl E. Haury, Jr., married dated October 29, 2004, of record in Instrument No. 20041102-0131164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 7470 Charlotte Pike, Apt 4, Nashville, TN 37209

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, has 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 **18th** day of **April, 2014**

Tammy Calhoun

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Tammy Calhoun**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **April, 2014**

Notary Public

My commission expires: 6/29/2015

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122