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

BILL GARRETT, Davidson County
Trans:T20140080852 DEEDWARR
Recvd: 10/27/14 15:18 2 pgs
Fees:13.00 Taxes:668.78
20141027-0098988

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14092015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $ 180,750.00

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of October, 2014.

Notary Public
My Commission Expires: 8.21.17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sashti R. Gopal	Sashti R. Gopal	Tax Parcel ID No.
1057 Ashmore Drive	P.O. Box 723663	161-06-0-A-072.00-CO
Nashville TN 37211	Atlanta, GA 31139	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kassie Padgett and James Padgett, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Sashti R. Gopal, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 72, PHASE 2, LOT 2, OAKHILL TOWNHOMES, as shown on Exhibit "A-1" of record in Instrument No. 20080325-0030014, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Katie Kelley McKenzie fka Katie Kelley to Kassie Padgett and husband, James Padgett as recorded on the 30th day of September, 2013 in Instrument No. 20130930-0102460 and Deed from Centex Homes, a Nevada general partnership to Katie Kelley, an unmarried woman as recorded on the 22nd day of October, 2008 in Instrument No. 20081022-0105939, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, LOT 2, OAKHILL TOWNHOMES, as recorded in Instrument No. 20070911-0108866.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070614-0071397, supplemented at Instrument No. 20080325-0030014.

Easement for Stormwater Detention Agreement, recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Common Area Conveyance to Homeowners Association recorded at Instrument No. 20080909-0092190.

This is improved property located at 1057 Ashmore Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2014.

Kassie Padgett by Kate Rosenthal attorney in fact

Kassie Padgett by Kate Rosenthal, her Attorney-in-Fact

James Padgett by Kate Rosenthal attorney in fact

James Padgett by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kassie Padgett and James Padgett, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017