THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112297**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Christina Cook Affiant Subscribed and sworn to before me, this 21st day of November, 2014. J Anderson Notary Public My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20140088995 DEEDWARR
Recvd: 11/25/14 15:22 2 pgs
Fees:13.00 Taxes:703.00
20141125-0108878

WARRANTY DEED

Address New Owner: Sridhar Sashti 9130 Concord Hunt Cir Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-087.00 CO

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, **Larry A. Brown and Shannon Brown, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sridhar Sashti, a married man** ("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 87 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry A. Brown and wife, Shannon Brown by Deed from Centex Homes, a Nevada general partnership, recorded on the 25th day of November, 2009 in Instrument No. 20091125-0108400, 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 recorded in Instrument No. 20070911-0108866.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397, Supplementary to Phase 2 recorded at Instrument No. 20080325-0030014.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Conveyance of open space/common areas recorded at Instrument No. 20080909-0092190.

This is improved property located at 1072 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 21st day of November, 2014.

Larry A. Brown

Shannon Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry A. Brown and Shannon Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018