Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094492 DEEDWARR
Recvd: 12/17/14 13:54 2 pgs
Fees:13.00 Taxes:1857.40
20141217-0115488

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $502,000.00

Elizabeth H Barnes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6604 CHACHRA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Vishesh Chachra	New Owner	131060F02900CO
121 Abbeywood Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

FRANK E. GORDON, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VISHESH CHACHRA, MARRIED

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:

Land in Davidson County, Tennessee, being Lot 29, PLAT OF BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, as shown on plat of record in Plat Book 6900, Page 223, 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 to Frank E. Gordon, unmarried by Warranty Deed from Darby W. Brown and wife, Vivian D. Brown, recorded on the 3rd day of November, 1995 in Deed Book 9849, Page 626, in the Register's Office of Davidson County, Tennessee. Frank E. Gordon having since married Gwen Gordon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, as recorded in Plat Book 6900, Page(s) 223, as amended in Book 7147, Page 423, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 7146, Page 193, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733, as affected by Assignment of Rights and Status of Developer recorded in Book 8967, Page 727 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Burton Hills recorded in Book 7076, Page 763.

f. Assignment of Water Taps and Sewer Taps Burton Hills as set forth in instrument recorded in Book 9193, Page 523.

g. Easement Agreement as set forth in instrument recorded in Book 10859, Page 13.

h. Charter for Homeowners Association recorded in Book 6517, Page 505, Book 6921, Page 216, Book 6665, Page 1, Book 6921, Page 210, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 72.

i. Easement for Sanitary Sewer, recorded in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, Page 978.

j. Easement for driveway, recorded in Book 10859, Page 13.

k. Planned Unit Development Boundary Plat recorded in Plat Book 6250, Page 478.

l. Deed of Conveyance recorded in Book 7275, Page 826, Book 7240, Page 543 and Book 7240, Page 605.

m. Agreement recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is improved property known as 121 Abbeywood Drive, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of December, 2014.

Frank E Gordon

Frank E. Gordon

Gwen Gordon

Gwen Gordon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, FRANK E. GORDON AND GWEN GORDON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6604 CHACHRA

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067