Davidson County	DEEDWARR
Recvd: 02/13/15 14:28	2 pgs
Fees:13.00 Taxes:592.00	
20150213-0013533	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2015. Notary Public MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kumar Mangar	U.S Bank	175 06 0A 121.00
(NAME) 5161 Preserve Boulevard	(NAME) PO Box 20005	
(ADDRESS) TN Antioch 37013	(ADDRESS) Owensboro, KY 423	04.0005
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul R. Silovsky and Roxanne J. Silovsky, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kumar Mangar and wife, Tulasi Mangar**, 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:

Being all of Lot No. 77 (Seventy Seven), Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to Paul R. Silovsky and Roxanne J. Silovsky, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated September 23, 2010 and recorded September 29, 2010 in Instrument No. 20100929-0077573 in the said 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 5161 Preserve Boulevard, Antioch, TN 37013

File Number: NAT-142820

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 our hand the 10th day of February, 2015.

Paul R. Silovsky

Roxanne J. Silovsky

STATE OF Kansas

COUNTY OF Shawnee

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Paul R. Silovsky and Roxanne J. Silovsky, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2015.

Janet M. Unrein
Notary Public

My Commission Expires:

(SEAL)

JANET M. UNREIN
Notary Public - State of Kansas
My Appt. Expires 2/29/2016

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018