File BOX 8

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1325

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peenak Kosandal ~~3120 LONG BLVD~~ ~~NASHVILLE,TN 37203~~	~~CITIBANK,N.A.~~ ~~1000 TECHNOLOGY DR.~~ ~~M.S. 934~~ O'FALLON,MO 63304	104-2-1D-106.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $359,000.00

Affiant

Subscribed and sworn to before me, this the 14 day of May, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20150038475 DEEDWARR
Recvd: 05/18/15 14:35 2 pgs
Fees:13.00 Taxes:1328.30
20150518-0045618

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Daniel Aaron Graves, now married and Allison Melinda Graves, his wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peenak Kosandal, married individual,** 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 a certain condominium unit situated in Davidson County, Tennessee, and further known as Unit No. 108, Villages at Long Boulevard I, as shown on exhibit under Master Deed of record in Instrument No. 20060627-0076772; as amended in Instrument No. 20061102-0136062; Instrument No. 20070621-0074138; Instrument No. 20070725-0088208; Instrument No. 20071030-0128067 and in Instrument No. 20081031-0108684, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Daniel Aaron Graves, unmarried by Warranty Deed from Urban Concepts, LLC, a Tennessee limited liability, dated July 31, 2007, recorded August 6, 2007, in Instrument No. 20070806-0093179, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3120 Long Boulevard #108, Nashville, TN 37203**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, have 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. Whenever used, the singular number 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 13 day of May, 2015.

GRANTOR(S)

Daniel Aaron Graves

Allison Melinda Graves

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel Aaron Graves and Allison Melinda Graves** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 13 day of May, 2015.

Debbie Johnson
Notary Public
My Commission Expires: _____

DEBBIE JOHNSON
MY COMMISSION EXPIRES
APRIL
13
2019
FULTON CO., GEORGIA
NOTARY PUBLIC