BILL GARRETT, Davidson County
Trans:T20150045818 DEEDWARR
Recvd: 06/10/15 13:07 3 pgs
Fees:18.00 Taxes:2839.75
20150610-0054815

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32405-05-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $767,500.00. Affiant Subscribed and sworn to before me this 3rd day of June, 2015. Notary Public My Commission Expires:

MICHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anurag Madhur Meenakshi S. Madhur 1743 Hillmont Drive Nashville, TN 37215	**NEW OWNER**	Map and Parcel No.: 117 15 0 Q 002 00CO

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, **Christopher A. Dimino, Trustee of The Christopher A. Dimino Revocable Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anurag Madhur and Meenakshi S. Madhur, husband and wife** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1743 Hillmont Drive, Nashville, TN 37215.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of June, 2015.

Christopher A. Dimino, Trustee

Christopher A. Dimino, Trustee of
The Christopher A. Dimino Revocable Living Trust

AR

North Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher A. Dimino, Trustee of The Christopher A. Dimino Revocable Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2015.

Joshua Ray NOTARY PUBLIC WAKE COUNTY, N.C.

Joshua Ray

Notary Public
My Commission Expires: 7-18-18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Hillmont Grove Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20100903-0070466, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 21-B on the Plan of Resubdivision of Lot 21 Glen Echo Subdivision of record in Instrument No. 20100610-0045145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher A. Dimino, Trustee of The Christopher A. Domino Revocable Living Trust, by deed dated June 7, 2011 from Lindsay C. Argo, married of record in Instrument No. 20110614-0045419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117 15 0 Q 002 00CO.
2. Restrictive covenants contained in an instrument of record in Book 1644, page 273, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Hillmont Grove Townhomes, of record in Instrument No. 20100903-0070466, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20100610-0045145, Register's Office for Davidson County, Tennessee.