WARRANTY DEED

File #15248

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajneesh Kumar	RAJNEESH KUMAR	117-03-0H-151.00-CO
(NAME)	(NAME)	
2600 Hillsboro Pk Apt 151	2600 HILLSBORO PIKE APT 151	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NASHVILLE TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Jonathan D'Agostino, a married person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rajneesh Kumar, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 151 and Garage No. G89 on the Plan of The Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 20051005-0119789, as amended in Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jonathan D'Agostino, a married person by Warranty deed from Tommy Dunham, married of record in Instrument No. 20090527-0048689 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 27, 2009.

The subject property herein was not the marital residence of the Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2600 Hillsboro Pk. Apt 151, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150066249 DEEDWARR
Recvd: 08/10/15 12:54 2 pgs
Fees:13.00 Taxes:1154.40
20150810-0079672

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. 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 my hand this 31st day of July, 2015.

Jonathan D'Agostino

STATE OF NEW ~~JERSEY~~ York
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan D'Agostino, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 03 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 06/01/17

Julia Zimmerman
Commissioner of Deeds, City of New York
No. 5-1775
Cert. Filed in Richmond County
commission Expires on 06-01-2015
2017

RETURN RECORDED DOCUMENTS TO: Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206