RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150075663 DEEDWARR Recvd: 09/04/15 10:45 2 pgs Fees:13.00 Taxes:806.60 20150904-0090369

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012110

MAP - PARCEL NO: 117-07-0H-020.00 CO

Send Tax Statements To:
Regions Mtg.
2050 Parkway office Cir.
Birmingham, AL 35244

Name/Address New Owner:
Ajay Kale
6160 Brentwood Chase
Brentwood, TN 37027

Name of Mortgagee:
Regions BK dba Regions Mtg.
2050 Parkway Office Cir.
Birmingham, AL 35244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dennis Finn and Debra Finn, husband and wife**, have bargained and sold and by these presents do transfer and convey unto **Ajay E. Kale and Smruti Sunag, husband and wife, as to a 1/2 interest, and Tejas P. Dholakia and Amita Dholakia, husband and wife, as to a ½ interest**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being part of the Plan of Roderick Square, a Horizontal Property Regime, as of record in Plat Book 6250, page 928, Register's Office, the part hereby described being:

Unit No. 3342 on said Plan, and as shown in and described by the Master Deed establishing Property Regime with respect to Roderick Square Condominiums.

Being the same property conveyed to Dennis Finn and wife, Debra Finn, by Warranty Deed from Loyd G. Anglin and wife, Elizabeth M. Anglin, dated July 26th, 2013 and recorded July 31, 2013, of record in Instrument No. 20130731-0079952, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 3342 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 6250, page 928, Register's Office for Davidson County, Tennessee.
3. Charter for Homeowners Association of record in Instrument No. 20121203-0110932, Register's Office for Davidson County, Tennessee.

4. Master Deed of Roderick Square Condominiums of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 6867, page 394, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6601, page 519, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 2 day of September, 2015.

Dennis Finn

Debra Finn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Finn and Debra Finn**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2 day of September, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$218,000.00**.

Affiant

SWORN TO and subscribed before me on this 2nd day of September, 2015.

My Commission Expires:
2/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County