BILL GARRETT, Davidson County
Trans:T20160014049 DEEDWARR
Recvd: 02/19/16 15:13 2 pgs
Fees:13.00 Taxes:203.50

20160219-0016165

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
CHARLES H. BYRD
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF TENNESSEE
COUNTY OF MADISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.00.

Katie Harville
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF FEBRUARY, 2016.

Maegan Rae Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-23-18

MAEGAN RAE DAVIS
MY COMMISSION EXPIRES MAY 23, 2018
NOTARY PUBLIC

ADDRESS OF NEW OWNERS:
Raghu & Dhruti Upender
3521 Trimble Rd.
Nashville, TN 37215

SEND TAX BILLS TO:
Raghu & Dhruti Upender
3521 Trimble Rd.
Nashville, TN 37215

MAP-PARCEL:
103020C105.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREAVOR C. CARTER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAGHU UPENDER and DHRUTI UPENDER, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 105, together with the appurtenant interest in the common elements, of West End Terrance, a horizontal property regime established by Master Deed and ByLaws of record in Book 6657, page 549, amended in Book 7541, page 955, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is made for a more particular description of said property.

Commonly known as 261 White Bridge Pike Apt 105, Nashville, TN 37209

Being that same property conveyed to Treavor C. Carter, by Deed recorded as Instrument Number 20121030-0099691, as recorded on October 30, 2012, in the Register's Office of Davidson County, Tennessee.

This is unimproved property ____
This is improved property __X__, known as 261 White Bridge Pike, Unit #105, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest hereto 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 except for the following: (1) 2016 County Taxes which shall be prorated and assumed by the Grantee herein; (2) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrance, a Condominium, recorded in Book 6657, page 549, and Book 7541, page 97, in the Register's Office of Davidson County, Tennessee; (3) restrictive covenants contained in instrument of record in Book 3642, page 417, in the said Register's Office; (4)rights

with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office; (5) easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, in the said Register's Office; (6) permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97, and 101, said Register's Office; (7) as easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office; and we do further covenant and bind ourselves, our 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 3rd day of February, 2016.

Treavor C Carter.

TREAVOR C. CARTER

STATE OF Indiana
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me TREAVOR C. CARTER known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Notarial Seal on this the 3rd day of February, 2016.

Lynn M Koch

Notary Public

My commission expires: 11/8/2018

Lynn M Koch
Notary Public Seal State of Indiana
Hamilton County
My Commission Expires 11/08/2018

