BILL GARRETT, Davidson County
Trans:T20160023230 DEEDWARR
Recvd: 03/22/16 10:35 2 pgs
Fees:13.00 Taxes:2216.30
20160322-0027027

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1249

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ross E. Philpot Ginger E. Philpot 1522-A Kirkwood Avenue Nashville, TN 37212	New Owners	117-4-S-1.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $599,000.00

April L. Hildeman
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/24/2018
(Affix Seal)

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 **Dileep Sachan,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ross Philpot and Ginger Philpot, husband and wife,** 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 private element unit situated in Davidson County, Tennessee, and further known as **Unit A** on the plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1522 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023033, and as amended in First Amendment to the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Dileep Sachan by Warranty Deed from Win Myint and Prapasri K. Myint, husband and wife, dated September 6, 2013, recorded September 10, 2013, of record in Instrument No. 20130910-0095565, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1522-A Kirkwood Avenue, Nashville, TN 37212**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, 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 **15th** day of **March, 2016.**

GRANTOR(S)

Dileep Sachan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dileep Sachan** 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 **15th** day of **March, 2016.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017