Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March 2016.

Notary Public Leslie P. Esch
My commission expires: 12-1-18

LESLIE P. ESCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/22/16 10:48 3 pgs
Fees:18.00 Taxes:954.60
20160322-0027041

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Davis Crawford 206 Ashlawn Court Nashville TN 37215	Same	131060G30300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michele Ahluwalia an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eric Davis Crawford an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 303, Burton Hills, Village of Ashlawn, A Condominium, as established under Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to PRADEEP S AHLUWALIA & MICHELE AHLUWALIA by deed from SARAH PAKRON of record in Instrument No. 201312030123134 Register's Office for Davidson County, Tennessee. Pradeep S. Ahluwalia having conveyed his interest to MICHELE AHLUWALIA by quitclaim of record in Instrument No. 201511160116124 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Master Deed of record in Book 7076, page 696, as amended in Book 7308, Page 859 Register's Office for

I, Paige Esch do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Paige Esch

Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Paige Esch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 2/25/19

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

"Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Master Deed of record in Book 7076, page 696, as amended in Book 7308, Page 859 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Burton Hills Village of Ashlawn Condominiums 3) Charter for Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154 Pager 239

This property is improved property known as 303 Ashlawn Court, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 16 day of March, 2016.

Michele Ahluwalia

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Ahluwalia and , 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 official seal at 224 West 4th St, New York, NY, New York, this 16 day of March, 2016.

Notary Public

YING TAO LIN
Notary Public - State of New York
No. 01LI6218090
Qualified in Kings County
My Commission Expires Feb. 22, 2018

My Commission expires: _____

FILE NO: 09366