This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste.100
Nashville, TN 37215

MAP/GROUP/PARCEL 164--06-OA-44.00 Account

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Bhavesh K Jani and Nutan B Jani
729 Wadestone Trail
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20160023650 DEEDWARR
Recvd: 03/23/16 12:39 2 pgs
Fees:13.00 Taxes:473.60
20160323-0027520

SEND TAX BILLS TO:
New owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PHILLIP HOLLAN AND THERESA HOLLAN, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BHAVESH K JANI AND NUTAN B JANI, ,MARRIED** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 44, on the Final Plat of Autumn Glen, Section 1, a Condominium Regime, according to plat and survey of same appearing of record in Instrument No. 200209260117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

*TOGETHER WITH THE GARGAGE UNIT #4

BEING the same property conveyed to Phillip Hollan and wife, Theresa Hollan, by Warranty Deed from Kimberly S. Allen, unmarried, dated July 8, 2013, appearing of record in Instrument No. 20130712-0072551, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Amended and Restate Master Deed and By-Laws of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee.; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20020823-0102072, Register's Office for Davidson County, Tennessee.; Ingrees/Egress Easement of record in Instrument No. 20021211-0153095. Register's Office for Davidson County, Tennessee.; Easement for Public Utilities of record in Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee.; Right to use Common Area and Maintenance Agreement of record in Instrument No. 20010308-0021946, Register's Office for Rutherford County, Tennessee.; Subject to all matters shown on the Plan of record in Instrument No. 20020926-0117438, Register's Office for Davidson County, Tennessee.

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4316 Summercrest Apt. 511, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of March, 2016.

Phillip Hollan

Theresa Hollan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phillip Hollan and Theresa Hollan, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of March, 2016

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: _____

NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of March, 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: _____

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