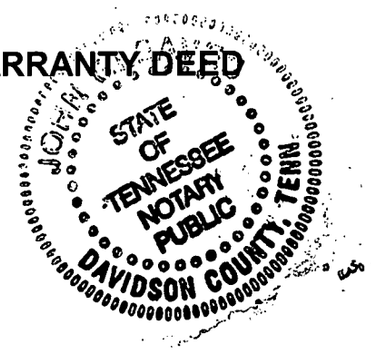
WARRANTY DEED



J-RR-16-1541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Howard Glyon Hill and Barbara Brown Pippin	**New Owner**	
(NAME)	(NAME)	**063-04-0-A-032.00CO**
1541 Stokley Ln		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2375		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ATUL GORDHAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD G. HILL, UNMARRIED AND BARBARA B. PIPPIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Final Plat Phase Three, Cleveland Hall Subdivision of record in Plat at Instrument No. 20060106-0002332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Atul Gordhan, married man, Narandas G. Patel and wife, Madhuben N. Patel, as joint tenants with right of survivorship by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company, of record in Instrument No. 20091201-0109660, Register's Office for Davidson County, Tennessee, dated November 25, 2009 and recorded on December 01, 2009. The said Narandas G. Patel is now deceased.

Being the same property conveyed to Atul Gordhan, a married man by Quitclaim Deed from Madhuben Patel, unmarried, of record in Instrument No. 20150731-0075741, dated July 30, 2015 and recorded on July 31, 2015 and Corrected Quitclaim Deed dated January 8, 2016 and recorded January 16, 2016 in Instrument No. 20160115-0004460, Register's Office for Davidson County, Tennessee.

**SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on Plat recorded in Instrument No. 20060106-0002332, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 11725, Page 76 and amended in Instrument Nos 20060113-0005680 and 20051202-0144894, Instrument No. 20081014-0103112 and 2009122-00146113, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Cleveland Hall Homeowner's Association of record in Book 11725, page 70, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 8006, Page 677 in the Register's Office for Davidson County, Tennessee.
- Easement (s) to BellSouth Telecommunications Inc., as set forth in instrument recorded in Book 11720, page 325, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 8068, page 524 and Instrument No. 20041115-0136615, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160025322 DEEDWARR
Recvd: 03/29/16 14:46 2 pgs
Fees:13.00 Taxes:1739.00
20160329-0029595

- Easement (s) to Cleveland Hall Associates, as set forth in instrument recorded in Book 7844, pages 242, 262, 268 and 272 and Book 7994, page 173, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1541 Stokley Ln , Old Hickory, Tennessee 37138-2375**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 28th DAY OF MARCH, 2016.

Atul Gordhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATUL GORDHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212