| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16057548**<br><br>**Davidson County DEEDWARR**<br>**Recvd: 06/21/16 10:20 4 pgs**<br>**Fees:23.00 Taxes:1661.30**<br>**20160621-0062910** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $[illegible],000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of June, 2016.<br><br>Notary Public<br>My Commission Expires: 6/26/16 |

RHONDA A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Bhavin Ghodasara<br>Lizna Budhwani<br>812 and 816 Huntwood Place<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>128-03-0B-042.00-CO<br>128-03-0B-043.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet B. Wiseman and Donald O. Wiseman, II, as Successor Co-Trustees of Donald O. Wiseman Revocable Living Trust dated the 29th of May, 1976** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bhavin Ghodasara and Lizna Budhwani, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43 on the Plan of Final Plat, Section Two, Williamsport Subdivision, a Residential Planned Unit Development of record in Plat Book 9700, Page 705, 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 The Donald O. Wiseman Revocable Living Trust dated the 29th day of May, 1976 by Executrix's Quitclaim deed from Janet B. Wiseman, Executrix of the Estate of Donald Orin Wiseman, deceased of record in Instrument No. 20090901-0082071 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 01, 2009. Lot 42, vacant) Being also known as 812 Huntwood Place Nashville, TN 37221.

Being the same property conveyed to The Donald O. Wiseman Revocable Living Trust dated the 29th day of May, 1976 by Executrix's Quitclaim deed from Janet B. Wiseman, Executrix of the Estate of Donald Orin Wiseman, deceased of record in Instrument No. 20090901-0082072 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 01, 2009. (Lot 43, house and land)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9100, Page 705, Register's Office for Davidson County, Tennessee.

RECORDED ELECTRONICALLY
ID RAR County
Date Time
simplifile www.simplifile.com 800.460.5657

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9144, Page 703, 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.

Homeowners' Association Charter of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utilities of record in Book 5258, Page 267, Book 8626, Page 836, and In Instrument No. 20040511-0053728, in the Register's Office for Davidson County, Tennessee.

Deed and Agreed Order of Possession / Easement between Williamsport Home Owners Association and Harpeth Valley Utilities District of record in Instrument Number 20080409-0035856, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 812 and 816 Huntwood Place Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 June, 2016.

Donald O. Wiseman Revocable Living Trust

BY: Janet B. Wiseman SUCCESSOR CO-TRUSTEE
Janet B. Wiseman, Successor Co-Trustee

BY: Donald O. Wiseman, II, Successor Co-Trustee
Donald O. Wiseman, II, Successor Co-Trustee

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet B. Wiseman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Co-Successor Trustee for the Donald O. Wiseman Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires: March 25, 2018

STATE OF WI )
COUNTY OF La Crosse )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald O. Wiseman, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Co-Successor Trustee for the Donald O. Wiseman Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2016.

Notary Public
My Commission Expires: 7/23/19

JOSEPHINE GOODE
Notary Public
State of Wisconsin

# True Copy Certification

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

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY