THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057903** BILL GARRETT, Davidson County Trans:T20160057307 DEEDWARR Recvd: 07/06/16 09:38 2 pgs Fees:13.00 Taxes:891.33 20160706-0068912	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,900.00. Erika P. Easton Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Shanna T. Jadooram and Michael S. Jadooram 601 Old Hickory Boulevard Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-267.00 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, **Erika P. Easton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shanna T. Jadooram and Michael S. Jadooram, husband and wife**, ("Grantees"), its 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 Unit No. 29, as shown on the map entitled Phase Two, Section Seven, Townhomes of Fredericksburg, a Horizonal Property Regime, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIKA P. EASTON, by deed from JOSEPH ROBERT PAGE III and wife, SOMER RAINE PAGE, of record in Instrument No. 20090728-0070653, dated July 27, 2009, said Register's Office.

Scott Goetter joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 171-03-0B-267.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 957, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7798, page 843,

Book 8920, page 65, Book 9860, page 840, Book 10126, page 435, Book 10294, page 850, Book 11550, page 531 , Book 11682, page 75, said Register's Office. By-Laws of Fredericksburg Townhome Association of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for the Townhomes of Fredericksburg , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10126, page 435 and amended in Book 10224, page 683, Instrument No. 20000718-0070558 and recorded in Instrument No. 20050705-0076546, said Register's Office.

By-Laws of Townhomes of Fredericksburg of record in Book 10126, page 426 and amended in Instrument No. 20150102-0000219, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 2000516-0049387, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109635, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9607, page 431 and Book 7358, page 643, said Register's Office.

Easement for site drainage of record in Book 10012, page 756, said Register's Office.

Easement for construction and maintenance of a drainage facility of record in Book 7851, page 712, said Register's Office.

This is improved property located at 601 Old Hickory Boulevard Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 1st day of July, 2016.

Erika P. Easton

Scott Goetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erika P. Easton and Scott Goetter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018