WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059870 DEEDWARR
Recvd: 07/13/16 09:59 2 pgs
Fees: 13.00 Taxes: 12025.00

20160713-0071644

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00

Kathleen Bacon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 10, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Dettwiller and Kathryn Dettwiller	SAME	
(NAME)	(NAME)	
4816 Post Road		116-02-OA/013.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANEEL M. PANDEY AND BELINDA B. PANDEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED DETTWILLER AND KATHRYN DETTWILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 74 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932 (at Page 929), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Aneel M. Pandey and wife, Belinda B. Pandey by Warranty deed from Jacob May of record in Book 10586, page 709, Register's Office for Davidson County, Tennessee, dated August 28, 1997.

This conveyance is subject to 2016 real property taxes; Subject to all matters shown on the Plan of record in Plat Book 7900, Page 923 through 932, inclusive (at page 929), and by Surveyor's Certificate of Correction of record in Book 9854, Page 235, Register's Office for Davidson County, Tennessee; All matters shown on the PUD Boundary Plan of record in Book 7900, Page 913 and Book 9700, Page 190, said Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9645, Page 85, as amended in Book 9658, Page 19, Book 10872, Page 520, Book 11548, Page 57, Instrument No. 200000804-0077456, Instrument No. 20010510-0048634, Instrument No. 20010629-0068890 and in Instrument No. 20000322-0029124, Register's Office for Davidson County, Tennessee; Bylaws for Hills Place of record in Book 9645, Page 111, in the Register's Office for Davidson County, Tennessee; Charter of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee; Deed of Conveyance of Water and Sewer Mains to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10693, Page(s) 696 and 700, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to HOA of record in Book 9737, Page 400 and in Instrument No. 20090324-0026385, in the Register's Office for Davidson County, Tennessee; Subject to rights of others in and to the common areas and/or elements.

unimproved
This is improved x property, known as 4816 Post Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of July, 2016

Aneel M. Pandey

ANEEL M. PANDEY

Belinda B. Pandey

BELINDA B. PANDEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Belinda B. Pandey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2016.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aneel M. Pandey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 2016.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 7, 2017

Notary Public