BILL GARRETT, Davidson County
Trans:T20160067977 DEEDWARR
Recvd: 08/05/16 15:31 2 pgs
Fees:13.00 Taxes:1942.50
20160805-0081678

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Crystal Routon
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
September 10, 2018

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Ward Branson 1522-B Kirkwood Avenue Nashville, TN 37212	New Owner	117--4-S-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dileep Sachan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Ward Branson**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1522 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023033, as amended in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Dileep Sachan by Warranty Deed from Win Myint and Prapasri K. Myint, husband and wife, dated September 6, 2013, recorded September 10, 2013, of record in Instrument No. 20130910-0095565, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1522-B Kirkwood Avenue, Nashville, TN 37212

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 29th day of July, 2016.

Dileep Sachan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dileep Sachan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2016.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission expires: