THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078412** BILL GARRETT, Davidson County Trans:T20160068551 DEEDWARR Recvd: 08/08/16 15:15 2 pgs Fees:13.00 Taxes:569.80 20160808-0082425	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2016. Notary Public My Commission Expires SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Prashant Dogra and Bhavna Dogra 1949 SHAYLIN LOOP Antioch TN 37013-8405	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-05-0-A-256.00 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, **Nathan M. Christen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Prashant Dogra and Bhavna Dogra, 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 256, BARNES CROSSING, PHASE ONE, as shown in Exhibit "D" in Master Deed record in Instrument No. 20050721-0084791, Re-recorded Exhibit "D" of Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nathan M. Christen, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088843, in the Register's Office of Davidson County, Tennessee.

Shelly Christen joins in the signing of this instrument to convey any marital interest she has in the subject property.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES CROSSING, PHASE ONE, as recorded in Exhibit "D" of Instrument No. 20050721-0084791, Re-recorded Exhibit "D" of Instrument No. 20050805-0092480, Amended at Instrument No. 20051114-0136938.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES

CROSSING, PHASE ONE Condominium of record in Instrument Nos. 20050721-0084791 and 20050805-0092480, as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998.

Easement for Right of Way, recorded in Instrument Nos. 20050811-0095171 and 20050811-0095172.

Easement for Right of Way, recorded in Instrument No. 20060117-0006147.

Easement for Broadband Communications, recorded in Instrument No. 20131021-0109630.

Subject to flow of Mill Creek.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

This is improved property located at 1949 SHAYLIN LOOP Antioch, TN 37013-8405.

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 4th day of August, 2016.

Nathan M. Christen

Shelly Christen

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan M. Christen and Shelly Christen, 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 3th day of August, 2016.

Notary Public

My Commission Expires: 07/07/2018

JODIE LYNN CULVER
NOTARY PUBLIC
COMMISSION NO. 514755
STATE AT LARGE, KY