(1)

BILL GARRETT, Davidson County
Trans:T20160075686 DEEDWARR
Recvd: 08/30/16 12:07 2 pgs
Fees:13.00 Taxes:795.50
20160830-0090725

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO.
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Haresh G Chatlani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Haresh G. Chatlani and Manisha H. Chatlani	Waterstone Mortgage Corporation	82-14A-84
(NAME)	(NAME)	
840 1st Avenue North	N25 W23255 Paul Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161733

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, **I, TIMOTHY KELLEY, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **HARESH G. CHATLANI AND MANISHA H. CHATLANI, 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. :

Land in Davidson County, Tennessee, being Unit No. 840 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Timothy Kelley, unmarried by deed from Jared A. Weis, married, dated October 27, 2014, of record in Instrument No. 20141029-0099743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, said Register's Office; (b) Grant of Easement of record in Instrument No. 20160301-0019392, Register's Office for said County; (c) Easement for the flow of the waters of the Cumberland River and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River; and (d) Rights of others in and to the common elements.

Unimproved ☐

This is improved ☒ property, known as 840 1st Avenue North, Nashville, TN 37201
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of August, 2016.

Timothy Kelley

STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy Kelley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

Notary Public
My Commission Expires:

RICHARD JAMES PORTILLO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
July 22, 2022