BILL GARRETT, Davidson County
Trans:T20160080387 DEEDWARR
Recvd: 09/14/16 09:04 2 pgs
Fees:13.00 Taxes:739.63
20160914-0096458

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2347TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of September, 2016.

T H WHITEHEAD
Notary Public, Georgia
Gwinnett County
My Commission Expires
October 03, 2019

Notary Public

Commission Expiration: October 3, 2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Suchitra Mukherji 215 Summit Ridge Drive Nashville, TN 37215	6 Castlewood Ct. Nashville, TN 37215	131-05-0B-215.00-CO

WARRANTY DEED

FOR AND IN 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, **Edward Van Allan, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suchitra Mukherji, unmarried,** 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:

Property known as 215 Summit Ridge Drive Nashville, TN 37215, County of Davidson to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 215 of Four Seasons, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Edward Van Allen by deed from Terrence J. Brady and Karen L. Brady, husband and wife, and Devin K. Brady, a single man, dated 07/09/2015 and recorded 07/15/2015, filed of record in Instrument No. 20150715-0068850, said Register's Office.

Tax Map and Parcel ID is as follows 131-05-0B-215.00-CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 215 Summit Ridge Drive, Nashville, TN 37215

LTE File No.: 16-2347TN

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 unemcumbered, 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 9th day of September, 2016.

Edward Van Allan

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Greene

On this 9th day of September, 2016, before me personally appeared **Edward Van Allan, unmarried,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of September, 2016.

Notary Public
Commission Expiration: October 3, 2019

T H WHITEHEAD
Notary Public, Georgia
Gwinnett County
My Commission Expires
October 03, 2019

LTE File No.: 16-2347TN