This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20160086256 DEEDWARR
Recvd: 09/30/16 14:09 2 pgs
Fees:13.00 Taxes:869.13
20160930-0103433

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ameya P. Abhyankar 7844 Kemberton Drive W. Nolensville, TN 37135	New Owner	186040B/ 0023.00CO

THIS INDENTURE, made this 28th day of September, 2016 between

Forever Homes, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Ameya P. Abhyankar and Akanksha A. Abhyankar, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 23 on the final plat of Burkitt place, phase 2c, a cluster lot subdivision, Burkitt place Pud boundary plat, a Horizontal Property Regime with private elements, created under title 67, section 27-101, et seq., as amended, Tennessee code annotated, as established by declaration of protective covenants, conditions and restrictions for the Village of Burkitt place, a Horizontal Property Regime with private elements, a Pud, as of record in Instrument no. 20070207-0016043 and amended in Instrument no. 20070208-0016738, 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 said declaration of covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a cluster lot subdivision, Burkitt Place Pud, of record in instrument No. 20070125-0010028, corrected in instrument no. 20070214-0018953, and as set out on Exhibit "B" to the amendment to the declaration, of record in instrument no. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Forever Homes, LLC by Special Warranty Deed dated 4/18/16 from Bank of America, N.A. of record in instrument no. 20160513-0047691, Register's Office for Davidson County, Tennessee. This conveyance is subject to all restrictions

This is (X) improved ( ) unimproved property known as: 7844 Kemberton Drive, W., Nolensville, TN 37135

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Forever Homes, LLC

By: _____ managing member

Brent Fisher, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brent Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Forever Homes, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of September, 2016.

_____ My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $234,900.00.

_____
Affiant

Sworn to and subscribed before me, this 28th day of September, 2016.

_____ My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County