WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160088695 DEEDWARR
Recvd: 10/07/16 13:44 2 pgs
Fees: 13.00 Taxes: 691.90
20161007-0106491

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2016

Notary Public

My commission expires:
(AFFIX SEAL)

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Prashant Dogra **Bhavna Dogra**	New Owner	**Map 097-02-0-A Parcel 366.00co**
9958 Winecrest Rd ~~2517 River Trail Drive~~		
San Diego, CA 92127 ~~Hermitage, Tennessee 37076~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth C. Davis, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Prashant Dogra and Bhavna Dogra , 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 Lot No. 366 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, a Planned Unit Development, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth C. Davis, a single person, by Deed dated September 30, 2014 from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20141003-0091550, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Instrument No. 20140127-0007110, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of The Villages of Riverwood, of record in Instrument No. 20080408-0035557, and Supplemental for Section One, Phase 4D, of record in Instrument No. 20140416-0031646, Register's Office for Davidson County, Tennessee. (3) Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office. (4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651 and Instrument No 20130124-0007799, said Register's Office. (5) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office. (6) Storm Water Drainage Easement of record in Instrument No. 20100108-0001965, said Register's Office. (7) Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, said Register's Office. (8) Restrictive Covenant for Detached Structure on Lot 366 of record in Instrument No,. 20140514-0041506, Register's Office of Davidson County, Tennessee. (9) Title to that portion of land lying below the ordinary low water mark of the Stones River. (10) Easement for the flow of the waters of the Stones River and the rights of the public therein. (11) Rights of upper and lower riparian owners to the flow of the waters of the Stones River, free from diminution or pollution. (12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2517 River Trail Drive, Hermitage, Tennessee 37076**

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 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. 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/our hand(s) this **4th** day of **October, 2016.**

Elizabeth C. Davis

Elizabeth C. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth C. Davis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **October, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17