WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20160098232 DEEDWARR
Recvd: 11/07/16 09:28 2 pgs
Fees:13.00 Taxes:795.50
20161107-0117431

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Haresh M. Dobley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2016

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(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	Haresh G. Chatlani and Manisha H. Chatlani	82-14A-76
(NAME)	(NAME)	
109 Fieldcrest Place	109 Fieldcrest Place	
(ADDRESS)	(ADDRESS)	
Madison, MS 39110	Madison, MS 39110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162349A

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, MICHAEL T. ANDERSON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **HARESH G. CHATLANI AND MANISHA H. CHATLANI**, 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. 944 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, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, 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 Michael T. Anderson, an unmarried man, by Warranty Deed from Wayne P. Gallavin, as Trustee for: All Black Land Trust #204, an undivided 5.81% interest; Bardstown Road Land Trust, an undivided 11.31% interest; Canterbury Land Trust No. 101, an undivided 5.9% interest; Canterbury Land Trust #101, an undivided 4.36% interest; Christchurch Land Trust No. 0700, an undivided 19.39% interest; Christchurch Land Trust #0700, an undivided 22.86% interest; Glenmark Land Trust No. 101, an undivided 6.38% interest; Kiwi Land Trust #201, an undivided 6.14% interest; N.Z. Land Trust #203, an undivided 7.51% interest; Speed Land Trust, an undivided 5.25% interest; The Speed Trust, an undivided 5.09% interest, dated December 6, 2006 and filed of record in Instrument No. 20061213-0153871, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing 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, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Warranty Deed of Flowage Easement of record in Book 2199, Page 537 and Book 2303, Page 437, said Register's Office.

Subject to Grant of Easement of record in Instrument No. 20160301-0019392, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7228, Page 400, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Drainage and/or Sanitary Sewers of record in Book 11112, Page 881, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 944 1st Avenue N, 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 2nd day of November, 2016

Michael T. Anderson

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael T. Anderson, 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 2nd day of November, 2016.

Notary Public
My Commission Expires: 7/31/2020

Ramin Shmas Ahmadi
Commonwealth of Virginia
Notary Public
Commission No. 7181150
My Commission Expires 7/31/2020