BILL GARRETT, Davidson County
Trans:T20160113403 DEEDWARR
Recvd: 12/27/16 10:01 2 pgs
Fees:13.00 Taxes:2188.55
20161227-0135300

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165091

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $591,500.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 21st day of December, 2016.

X _____
Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J. Dylan Burroughs 1520 B Kirkwood Ave Nashville, TN 37212	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37922	117-4-T-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dileep Sachan**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **J. Dylan Burroughs, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the plan of 1520 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1520 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023034, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1520 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Dileep Sachan by Warranty Deed from Win Myint and Prapasri K. Myint, husband and wife, dated September 6, 2013, recorded September 10, 2013, of record in Instrument No. 20130910-0095569, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1520 B Kirkwood Ave, Nashville, TN 37212.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2016.

X Dileep Sachan
Dileep Sachan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dileep Sachan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **21st** day of December, 2016.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
Comm. Expires
ry 25, 2020

Notary Public
My Commission expires:
2/25/20