THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210315**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2017. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170019747 DEEDWARR
Recvd: 03/08/17 08:46 2 pgs
Fees:13.00 Taxes:1221.00
20170308-0022657

WARRANTY DEED

Address New Owner: Adam L. Milton Mary Elizabeth Milton 5377 Windypine Dr. Nashville TN 37211-7413	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-03-0A-105.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Puja B. Kadolkar and husband, Manish Kharat,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam L. Milton and Mary Elizabeth Milton, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, Page(s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Puja B. Kadolkar and husband, Manish Kharat by Warranty Deed from A. Heath Seals, an unmarried person, of record in Instrument No. 20080327-0030519, Register's Office for Davidson County, Tennessee, dated March 25, 2008 and recorded on March 27, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 498 and 499, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap,

familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for the Woodlands Homeowners Association, Inc., of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 6710, Page 495; Book 7091, Page 428 and Book 7917, Page 428, in the Register's Office for Davidson County, Tennessee.

Agreements of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5377 Windypine Dr. Nashville TN 37211-7413

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of February, 2017.

Puja B. Kadolkar

Manish Kharat

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Puja B. Kadolkar and Manish Kharat, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2017.

Notary Public
My Commission Expires: 01/17/21

