WARRANTY DEED

RETURN TO:
PREPARED BY:
SANKERS TITLE & ESCROW CORP.
2316 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $349,900.00.

Wanda Hiett
Affiant

Subscribed and sworn to before me this 9 day of March, 2017

Notary Public
My Commission expires: 1-6-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ajay Gupta	OWNER	072130J00200CO
1227 KATIE AVE	268 PALMER ST.	
NASHVILLE TN 37207	COSTA MESA, CA 92627	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirtley Whittington, married and James R. Whittington, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ajay Gupta, married**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 942 Strouse Avenue, a Horizontal Property Regime with Private Elements of record at Instrument Number 20150729-0074616, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kirtley Whittington and James R. Whittington from Green Leaf, Inc., LLC, a Tennessee Limited Liability Company by Warranty Deed on March 11, 2016, of record in Instrument Number 20160314-0024161, Register's Office for Davidson County, Tennessee.

The Grantors have never used this property as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 421, Page 72 and Instrument Number 20150729-0074616, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20161201-0126155 and 20150729-0074616, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150729-0074615, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 10473, Page 831, Register's Office for Davidson County, Tennessee.

This is improved property known as: **942-B Strouse Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170021318 DEEDWARR
Recvd: 03/13/17 12:37 2 pgs
Fees:13.00 Taxes:1294.63
20170313-0024458

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 our hands this March 8, 2017.

Kirtley Whittington

James R. Whittington

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirtley Whittington and James R. Whittington** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 8, 2017

Notary Public

My commission expires 11-4-17

JENNIFER R PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY