29571-5

Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032718 DEEDWARR
Recvd: 04/18/17 15:55 2 pgs
Fees:13.00 Taxes:1716.80
20170418-0038054

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$464,000.00.**

Affiant

Subscribed and sworn to before me, this the **10th** day of **April, 2017.**

Notary Public

My commission expires: 9/7/20

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

**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 |
|---|---|---|
| **Asha Makur and Shoubhanik Makur** | **New Owner(s)** | **163-02-0-C-018-00co, 163-02-0-C-321-00co** |
| **8473 Peachtree Ave.** | | **163-02-0-C-325-00co** |
| **Newark, CA 94560** | | **163-02-0-C-327-00co** |
| | | |

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,

**T&H Properties, a Tennessee General partnership**

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

**Shoubhanik Makur and Asha Makur, 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:

**Tract 1 - 1 condo unit LAND in Davidson County, Tennessee, being Lot No. 18, Unit No. 139 on the Plan of Autumn Ridge Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and as amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295; and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, Reference is hereby made to the plan of Autumn Ridge Townhomes, Phase 1, shown on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20060419-0045063, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Tract 1 - 1 condo unit BEING all of the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed dated November 22, 2013 from Byron M. Gill, Substitute Trustee, of record in Instrument No. 20131125-0121094 and further conveyed to T&H Properties, a Tennessee general partnership composed of Tate Family Partners, LLC, a Tennessee limited liability company and Hostettler Realty, LLC, a Tennessee limited liability company by Quitclaim Deed dated February 14, 2014 from Hostettler Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20140218-0013388, Register's Office for DAVIDSON County, Tennessee.**

**Tract 2 - 3 condo units LAND in Davidson County, Tennessee, being Unit Nos. 321, 325 and 327 on the Plan of Autumn Ridge Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and as amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295; and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, Reference is hereby made to the plan as set out on the Exhibit to the Third Amendment to the Master Deed of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Tract 2 - 3 condo units BEING part of the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company and Calvin L. Tate, each as to an undivided one-half interest (50%) as tenants in common with right of survivorship by Special Warranty Deed dated April 13, 2012 from BancorpSouth Bank of record in Instrument No. 20120420-0033913, said Register's Office. The said Calvin L. Tate further conveyed his interest to Tate Family Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed, dated June 12, 2012, of record in Instrument No. 20120614-0051999, said Register's Office. The said Hostettler Realty Company, LLC, a Tennessee limited liability company and Tate Family Partners, LLC, a Tennessee limited liability company further conveyed their interests to T&H Properties, a Tennessee General Partnership, by Quitclaim Deed, dated April 10, 2017, of record in Instrument No. 20170418-0038053, said Register's Office.**

**THE conveyance of the above described parcel of land is subject to the following:**

**(1) Tracts 1 and 2 – 4 condo units: Master Deed and By-Laws of Autumn Ridge Townhomes, Horizontal Property Regime with Private Elements, of record in Instrument No. Instrument 20060404-0038533; amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.**

**(2) Sanitary Sewers and/or Storm Drainage Easement in Instrument No. 20040910-0109391, said Register's Office.**

**(3) Rules and Regulations of Autumn Ridge Townhomes, of record in Instrument No. 20160316-0025177, said Register's Office.**

**(4) Right of Way Easement to American Telephone and Telegraph Company in Book 1207, Page 532, said Register's Office**

**(5) Right of Way Agreement to Gulf Interstate Gas Company in Book 2243, page 635, said Register's Office.**

**(6) Temporary Construction Easements set out in the Deeds to the Metropolitan Government in Book 9340, page 316 and Book 9392, page 520, said Register's Office.**

**(7) Storm Water Detention Agreements in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024, said Register's Office.**

**(8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, said Register's Office.**

**(9) Taxes for the current year, which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.**

**(10) Tract 1 - 1 condo unit: The Plan of record as set out on Exhibit "B" to the First Amendment to the Master Deed, as shown in Instrument No. 20060419-0045063, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**(11) Tract 2 - 3 condo units: The Plan of record as set out on the exhibit to the Third Amendment to the Master Deed, as shown in Instrument No. 20080108-0002295 and Scrivener's Affidavit in 20110609-0044167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**(12) Notice of Completion dated May 18, 2011 in Instrument No. 20110525-0039883, said Register's Office.**

This is improved property, known as **1382 Rural Hill Road, Condominium Units 139, 321, 325, 327 Autumn Ridge Townhomes, Nashville, TN 37213**

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 **10th** day of **April, 2017.**

**T&H Properties**

**By:** KLH Authorized Agent
**Kristin Hostettler Laine, General Partner and Authorized Agent**

## STATE OF TENNESSEE
## COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Kristin Hostettler Laine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **General Partner and Authorized Agent** of **T&H Properties**, a Tennessee general partnership, within named bargainor, and that she as such **General Partner and Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as **General Partner and Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **10th** day of **April, 2017.**

**Notary Public**

**My Commission Expires:**

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.02.2017