THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: E17-5467

BILL GARRETT, Davidson County
Trans: T20170051907 DEEDWARR
Recvd: 06/19/17 09:23 2 pgs
Fees: 13.00 Taxes: 388.50

20170619-0060982

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

A. Vijay

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2017.

Amanda Vaughn

Notary Public

My Commission Expires: 5/5/2020

STATE OF TENNESSEE NOTARY PUBLIC AMANDA VAUGHN DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vijay Alagarasan ~~635 Long Hunter Court~~ ~~Nashville, TN 37217~~ 300 Cobblestone Landing Mt. Juliet, TN 37122	F & M Bank 50 Franklin St Clarksville, TN 37040	135-08-0A-635.00 CO

AV

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert Warren Hiter, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vijay Alagarasan, married man**, 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:

Being Unit No. 635 in Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, Page 80, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Warren Hiter, unmarried by Warranty Deed from Nelson W. Shields, unmarried, recorded on the 3rd day of April, 1995 in Deed Book 9634, Page 257, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 635 Long Hunter Court, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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. 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 2nd day of June, 2017.

Robert Warren Hiter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Warren Hiter**, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2017.



Notary Public
My Commission expires: 5/5/2020