WARRANTY DEED

B-KW-17-1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170052771 DEEDWARR
Recvd: 06/20/17 13:28 2 pgs
Fees:13.00 Taxes:536.50
20170620-0061988

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Alok Kumar Gupta	**United Wholesale Mortgage**	
(NAME)	(NAME)	**135-12-0C-010.00-CO**
727 Bench Lane	**PO Box 202028**	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	**Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADELINE UPSHAW, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALOK KUMAR GUPTA AND GARIMA GUPTA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 10 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Madeline Upshaw, an unmarried woman by Warranty deed from Glen E. Blache and wife, Natalie L. Blache of record in Instrument No. 20150220-0014796 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20021230-0161681, Register's Office of Davidson County, Tennessee.
- Subject to Judgment of Declaration of Taking for J. Percy Priest Dam in Book 4254, page 410, said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Parkside Villas Homeowners Association of record in Instrument Number 20021211-0152726, amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. in Instrument 20031008-0149209, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4827, Page 14, as supplemented in Book 5469, page 840 and Book 7751, page 907, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Parkside Villas Homeowner's Assn., Inc. in Instrument 20021211-0152727, amended and replaced with the name Lakeside Villas Homeowner's Assn., Inc. in Instrument 20020507-0056329, said Register' s Office.
- Quitclaim Deed for Common Areas of record in Instrument Number 20031008-0149210, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to agreements contained in "License to use Fitness Center and Swimming Pools" in Instrument 20020507-0056329, said Register' s Office.
- Easement for Metro Government in Book 4868, page 74, Book 4815, page 425, Book 6209, page 538, and Instrument 20010314-0024179, said Register's Office.
- Easement for Golf Course and Utilities of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement for public right of way dedication of record in Book 4460, Page 149-151, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.

- Easement for Sewer of record in Book 8870, Page 887 and 932, and Instrument 20021205-0150029, in the Register's Office for Davidson County, Tennessee.
- Easement granted to BellSouth Telecommunications of record in Instrument Number 20041025-0128047, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 6209, Page 538, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1979 Nashboro Blvd, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF JUNE, 2017.

Madeline Upshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADELINE UPSHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212