29796-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170052938 DEEDWARR
Recvd: 06/21/17 08:37 2 pgs
Fees: 13.00 Taxes: 1119.25
20170621-0062196

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$302,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2017.

Notary Public

My commission expires: _____
(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
Aruna J. Chokshi and Jayendra C. Chokshi	New Owner	**091-06-0-M-011.00co**
1421 57th Ave N		
Nashville, TN 37210		

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,

Brittney Barnett and Jon Barnett, wife and husband

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

Jayendra C. Chokshi and Aruna J. Chokshi, 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:

LAND in Davidson County, Tennessee, being Unit No.11 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING all of the same property conveyed to Brittney Barnett and Jon Barnett, wife and husband by Warranty Deed dated December 31, 2015 from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160104-0000097, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee. (3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175. (4) Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee. (5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, page 214, Register's Office for Davidson County, Tennessee. (6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee. (7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173 and in Instrument No. 20141219-0116216, Register's Office for Davidson County, Tennessee. (8) Attorney's Certificate of record in Instrument No. 20170123-0007057, said Register's Office. (9) Charter of West Mill Townhouse Corporation of record in Instrument No. 20170123-0007056, said Register's Office. (10) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **1421 57th Ave N, Nashville, TN 37210**

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 **19th** day of **June, 2017.**

Brittney Barnett

Jon Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Brittney Barnett and Jon Barnett,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **June, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: