Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116

File No. 17-0874

Map-Parcel No. 144 00 0 111.00

BILL GARRETT, Davidson County
Trans:T20170068172 DEEDWARR
Recvd: 08/07/17 15:36 2 pgs
Fees:13.00 Taxes:8140.00
20170807-0080790

Property Address:
15 Bancroft Place, Nashville, TN 37215

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
New Owner
15 Bancroft Place
Nashville, TN 37215

Grantees' Name, Address:
ROOCHITA MATHUR
15 Bancroft Place
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREGORY L. GOUGH and SHERRI E. GOUGH**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **ROOCHITA**JAJU MATHUR **married,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Bancroft, as of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to GREGORY L. GOUGH and wife, SHERRI E. GOUGH by Warranty Deed from MARY ANN MCCREADY, TRUSTEE, of record in Instrument No. 20071106-0130809, dated 11/5/2007, and recorded on 11/6/2007, Register's Office for Davidson County, Tennessee. Gregory L. Gough and Sherri E. Gough are now divorced and hold title as tenants in common pursuant to the Final Decree and Martial Dissolution Agreement in the Circuit Court for Davidson County, Tennessee, Docket No. 14D-1.

This is property known as, 15 Bancroft Place, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.
3. Charter for Homeowners Association of record in Book 11350, pages 855 and 856, Registers Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 10319, page 1, amended in Book 10366, page 623, and Book 10564, page 570, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, pages 385, 389 and 451 and Book 8009, page 109, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 4 day of August, 2017.

GREGORY L. GOUGH

SHERRI E. GOUGH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GREGORY L. GOUGH and SHERRI E. GOUGH**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4 day of August, 2017.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$2,200,000.00**.

Affiant

SWORN TO and subscribed before me on this 4 day of August, 2017.

Notary Public

My Commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017