BILL GARRETT, Davidson County
Trans:T20170068445 DEEDWARR
Recvd: 08/08/17 11:46 2 pgs
Fees:13.00 Taxes:1665.00
20170808-0081112

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9027D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Randi L. Davis, Unmarried<br>(NAME) | Reliant Bank<br>(NAME) | 128-16-B-52CO |
| 513 Summit Oaks Court<br>(STREET ADDRESS) | 101 Creekstone Blvd<br>(STREET ADDRESS) | |
| Nashville, TN 37221<br>(CITY) (STATE) (ZIP) | Franklin, TN 37064<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ankur M. Bant, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randi L. Davis, Unmarried**, 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 Lot No. 52 on the plan of SUMMIT OAKS, PHASE THREE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument # 20050315-0028141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ankur M. Bant, Married from Duane A. Whitt and wife, Ethel L. Whitt, by Warranty Deed dated July 27, 2009, as Instrument No. 20090729-0070892, in the Register's Office for Davidson County, Tennessee.

Ankita Bant joins in this conveyance for the purpose of conveying any interest she may have said in property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 200503160029169, # 200401160006770, and # 200202140019518, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200503150028141, Register's Office for Davidson County, Tennessee.
4. Easements to Harpeth Utility District as recorded in Book 9740, page 971, Instrument # 200109250103587, and in # 200109250103588, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument # 200201310013598, Register's Office for Davidson County, Tennessee.
6. Storm Water Detentions Agreement as recorded in Instrument # 200409280116868, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Utility District as recorded in Book 7542, Page 241, Book 9740, page 971, and Instrument # 200508090094087, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 513 Summit Oaks Court, Nashville, TN 37221.

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.

Witness my/our hand(s) this 4th day of August, 2017.

Ankur M. Bant

J.A. AB ~~August 04, 2017~~ AUGUST 03, 2017
Date

Ankita. Bant

JA AB ~~August 04 2017~~ AUGUST 03, 2017
Date

STATE OF Arizona

COUNTY OF Maricopa }

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

Witness my hand and official seal, this ~~4th~~ 3rd day of August, 2017.

J.A.

My Commission Expires: 11/29/2020

Notary Public

Jerilynne Arviso
Notary Public
Maricopa County, Arizona
My Comm. Exp. 11-29-2020

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**