THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17081295** 01288-39434 RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File #	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $144,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Dew Ghosh 135 MCMURRAY CIRCLE Nashville TN 37211-5376	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147160A03500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Heather Evans now known as Amy Evans Nixon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dew Ghosh, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 35 on the Plan of McMurray Court, a Planned Unit Development, as shown by plat of record in Plat Book 6250, Page 230 (amended in Book 6606, Page 144), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amy Heather Evans, a unmarried woman by Warranty Deed from Falon Veit, a single woman, recorded on the 7th day of November, 2008 in Instrument No. 20081107-0110821, in the Register's Office of Davidson County, Tennessee.

Amy Heather Evans and Amy Evans Nixon being one and the same person.

Zach Nixon joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY COURT CONDOMINIUM, as recorded in Plat Book 6250, Page(s) 230, amended in Book 6606, Page 144.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6446, Page 539, Book 6481, Page 849, Book 7338, Page 23, Book 8631, Page 850, Instrument Nos. 20071001-0116682 and 20071001-0116683.

Charter recorded in Book 6468, Page 196, amended in Book 7529, Page 439.

Bill Garrett Davidson County
Batch# 432 DEEDWARR
09/12/2017 03:42:33 PM 2 pgs
Fees: $13.00 Taxes: $532.80

Quit Claim Deed to Homeowners Association for common area recorded in Book 6481, Page 851.

Storm Water Detention Agreement recorded in Book 6450, Page 955.

This is improved property located at 135 MCMURRAY CIRCLE Nashville, TN 37211-5376.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of September, 2017.

Amy Heather Evans NKA Amy Evans Nixon Zach Nixon

Amy Heather Evans NKA
Amy Evans Nixon

Zach Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Heather Evans NKA Amy Evans Nixon and Zach Nixon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Kate Rosenthal

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____