THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170913442** Bill Garrett Davidson County Batch# 13875 **DEEDWARR** 10/16/2017 09:29:02 AM 2 pgs Fees: $13.00 Taxes: $636.40 20171016-0105547	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Affiant Subscribed and sworn to before me this 12th day of October, 2017. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Swapnil Ghike and Priyanka Kukade 444 Saratoga Avenue, Apt 35H Santa Clara, CA 95050	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 182060A22600CO

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, **Justin Robison** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Swapnil Ghike and Priyanka Kukade, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 236, on the Final Plat, Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Justin Robison by Warranty Deed from Britney French, unmarried, recorded on the 3rd day of November, 2014 in Instrument No. 20141103-0101106, in the Register's Office of Davidson County, Tennessee.

Jenna Robison joins in the signing of this instrument to convey any interest she 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 PHASE 2, SECTION 3, OLD HICKORY HILLS, as recorded in Instrument No. 20040420-0044507, corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20041021-0126628.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020116-0006750, amended at Instrument No. 20101116-0091730.

Charter of Old Hickory Hills Homeowners Association, Inc. recorded at Instrument No. 20020123-0009417, amended at Instrument No. 20081219-0121385.

Easement for Ingress and Egress to Cemetery, recorded in Instrument No. 20000203-0011193.

Easement for United Telephone Company, recorded in Instrument No. 20020123-0009339.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010306-0021333.

This is improved property located at 7908 RAINEY DRIVE Antioch, TN 37013-3960

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 12th day of October, 2017.

Justin Robison

Jenna Robison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Robison and Jenna Robison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018