Bill Garrett Davidson County
Batch# 28112 DEEDWARR
11/20/2017 11:42:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20171120-0118793

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morenike Murphy	Morenike Murphy	173-09-A 620.00 CO
(NAME)	(NAME)	
2433 Alteras Drive	2433 Alteras Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Tejas K. Walawalkar, a married man and wife, Arshbir Ghuman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morenike Murphy, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 742 on the Plan of Section One of Phase Eight, Lenox Village, of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Olivia D. Barnes, a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 26, 2007, of record in Instrument No. 20071106-0130677, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Tejas K. Walawalkar, a married man and wife, Arshbir Ghuman, by Warranty Deed from Olivia D. Barnes, now being known as Olivia D. Wright, married, joined by husband, Michael Wright, dated May 26, 2016, of record in Instrument No. 20160601-0055290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060824-0104608; Restrictions of record in Instrument No. 20020315-0032825; Instrument No. 20020315-0032826; Instrument No. 20021226-0158458; Instrument No. 20021226-0158459; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20040526-0062221; Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument No. 20050324-0032209; Instrument No. 20050815-0096405; Instrument No. 20060120-0007913; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20060309-0027423; Instrument No. 20020321-0032382; Instrument No. 20060321-0032383; Instrument No. 20060622-0074677; Instrument No. 20070103-0001284; Instrument No. 20070830-0104306; Instrument No. 20080326-0030429; Instrument No. 20080326-0030449 and Instrument No. 20060612-0069716; Articles of Incorporation/ Charter of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550; Easement for sanitary sewers and/ or storm

drainage of record in Instrument No. 20010918-0100849; Instrument No. 20010918-0100850; Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852; and Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2433 Alteras Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 14th day of November, 2017.

Tejas K Walawalkar

Arshbir Ghuman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Tejas K Walawalkar and Arshbir Ghuman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of November, 2017.

Notary Public
My Commission Expires: 6/12/21

File No. 26470

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

True Copy Certification

...nny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the ...tronic version of the attached document tendered for registration herewith and that this is a ...and correct copy of the original document executed and authenticated according to law.

Signature

...of Tennessee

...ty of Williamson

...onally appeared before me, Patricia Haggard a notary public for this county and state, Penny ...y who acknowledges that this certification of an electronic document is true and correct ...whose signature I have witnessed.

Notary's Signature

...mmission Expires: 3/6/19

...' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019