Bill Garrett Davidson County
Batch# 61785 DEEDWARR
02/23/2018 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20180223-0017234

#34106

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To** **First Title & Escrow Co., Inc.** **FTEC File No. 34106-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 22nd day of February, 2018. Notary Public My Commission Expires: October 7, 2019

WARRANTY DEED

Address New Owner: The Om P. and Kawal Chopra Trust 605 Windsor Park Lane Collierville, TN 38017-7309	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 117 03 0 D 254 00CO

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, **Issac M. Dowless and wife, Joanne M. Dowless** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Om Chopra and Kawal Chopra, Trustees of The Om P. and Kawal Chopra Trust u/a dated August 24, 2006** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 254 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of February, 2018.

Joanne M. Dowless, by Issac M. Dowless, her Attorney-in-fact

ATTY-IN FACT

Issac M. Dowless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Issac M. Dowless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Issac M. Dowless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joanne M. Dowless, and he is authorized by Joanne M. Dowless to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of February, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 254 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, Pages 751-753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Issac M. Dowless and wife, Joanne M. Dowless by deed dated February 6, 2004 from Victoria R. Moorehead, unmarried of record in Instrument No. 20040212-0017113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 03 0 D 254 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, Page 37, amended in Book 8140, Page 689, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, Page 909 and Book 4158, Page 34, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, Pages 751-753, Register's Office for Davidson County, Tennessee.
6. Easement for overhead line of record in Book 6595, Page 58, Register's Office for Davidson County, Tennessee
7. Easement for trunk sanitary sewer of record in Book 3531, Pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 4633, Page 468, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1877, Page 581, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6629, Page 452, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

