(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2930347

Return to:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $480,000.00

Affiant

Subscribed and sworn to me this the 22 day of June, 2018

Notary Public

My commission expires: 04/06/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	**Property owner:**	**Mail tax bills to:**	**Parcel ID:**
719 B Skyview Drive NASHVILLE, TN 37206	Suketu Pathak McKenzi Pathak	USBank NA P.O. Box 20005 Owensboro, KY 42304	08-307-0U-002.00-CO

THIS INDENTURE is made effective the 10th day of May, 2018, by **James C. Stevens and Amy L. Stevens, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Suketu Pathak and McKenzi Pathak, Husband and Wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 719 Skyview Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150522-0047419 and Attorney's Certificate of Compliance in Instrument No. 20160229-0019040 and amended in Instrument No. 20161102-0116138, and being shown on Plat attached thereto, 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 James C. Stevens and Amy L. Stevens, husband and wife by Warranty deed from V2 Properties, LLC of record in Instrument No. 20161102-0116139 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 02, 2016. (Value of consideration shown in aforementioned deed $424,900.00.) Being also known as 719B Skyview Drive Nashville, Tennessee 37206.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150522-0047419 and Attorney's Certificate of Compliance in Instrument No. 20160229-0019040 and amended in Instrument No. 20161102-0116138; Restrictions of record in Book 1541, Page 101, Book 1627, Page 281, and Book 1646, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Bill Garrett Davidson County
Batch# 108048 **DEEDWARR**
06/25/2018 12:42:47 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180625-0061033

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2019, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

James C. Stevens

Amy L. Stevens

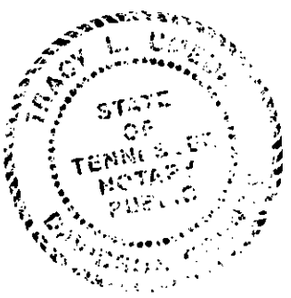
STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **James C. Stevens**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 10th day of May, 2019.

Tracy L. Umeda
NOTARY PUBLIC

My Commission Expires: July 8, 2019



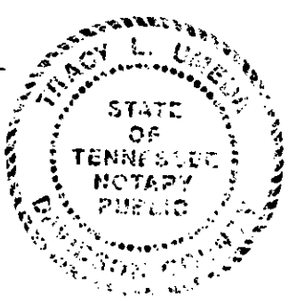
STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Amy L. Stevens**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 10th day of May, 2019.

Tracy L. Umeda
NOTARY PUBLIC

My Commission Expires: July 8, 2019



This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.