Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 119654 DEEDWARR
07/24/2018 11:38:46 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20180724-0072081

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,500.00.**

Affiant

Subscribed and sworn to before me this 19th day of July, 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Prashant Dogra	New Owner	162-12-OB-016.00-CO
1345 Bell Road Unit 325	9958 Winecrest Rd	
Antioch, TN 37013	San Diego, CA 92127	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Sharpe, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Prashant Dogra and Bhavna Dogra, husband and wife** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5C, as shown on the plan of Villas at Belle Parke, a Horizontal Property Regime, filed as Exhibit C, to and established by the Master Deed of record in Instrument No. 20020911-0110959, as amended in Instrument Nos. 20021025-0130922, 20030515-0066792 and 20040218-0018915, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit, and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Said Unit is also shown on the Plan of Phase I, Villas at Belle Parke of record in Instrument No. 2002913-0111601, said Register's Office.

Being the same property conveyed to Elizabeth Sharpe, unmarried by Warranty Deed from Alex D. Parziale, married dated August 20, 2013, filed for record on August 26, 2013 in Instrument No. 20130826-0089566, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162120B01600CO.
- All matters as shown on the plan of record in Mill Creek Village Boundary Plat in Instrument No. 20011217-0138712, Mill Creek Village Boundary in Instrument No. 20011228-0143701 and Villas at Belle Parke, Phase I in Instrument No. 20020913-0111601, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Nos, 20020911-0110959 and 20021025-0130922, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7838, page 934 and Instrument Nos. 20011116-0125961, 20011217-0318710, 20020320-0034488, 20020322-0035169 and 20130517-0050095, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Instrument No. 20020911-0110958, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1345 Bell Road Unit 325, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 19, 2018.

Elizabeth Sharpe

STATE OF Florida
COUNTY OF Bay

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Sharpe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2018

My commission expires 12-05-2020

Notary Public

PATRICIA GRIFFIN
Commission # GG 052584
Expires December 5, 2020
Bonded Thru Troy Fain Insurance 800-385-7019