STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

Bill Garrett Davidson County
Batch# 124796 DEEDWARR
08/06/2018 10:41:56 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20180806-0076897

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: ~~31st/xx~~ 1-24-22
File No. G18-2747

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rajyalakshmi Manda and Ashok Sadanand Kolaskar (NAME)	New Owner (NAME)	114-11-0A-012.00CO
6952 Hwy 70 S, 113 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Natasha Rackauskas Long, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rajyalakshmi Manda and Ashok Sadanand Kolaskar, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,

DESCRIBED AS FOLLOWS TO-WIT:
A certain condominium located in Davidson County, Tennessee, being Unit No. 112 of West Hills Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West Hills Condominiums of record in Instrument No. 20001212-0122257, Supplement of record in Instrument No. 20020125-0010757 and Supplement and Amendments of record in Instrument No. 20020125-0010758 and Supplement and Amendment of record in Instrument No. 20021021-0128687 and Instrument No. 20040115-0006459, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted as Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.
Being the same property conveyed to Natasha Rackauskas, an unmarried woman, by Deed from Ryan Ceddia, unmarried, dated June 27, 2014, of record in Instrument No. 20140710-0060726, in the Register's Office for Davidson County, Tennessee.

The said Natasha Rackauskas having since married and being now known as Natasha Rackauskas Long.

Brandon Long joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to all matters as shown on Master Deed of record in Instrument No. 20001212-0122257, supplemented and/or amended in Instrument Nos. 20020125-0010757; 20020125-0010758; 20021021-0128687 and 20040115-0006459, in the Register of Deeds of Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20001212-0122256, Register's Office for Davidson County, Tennessee.
4. Site Plan of record in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee.
5. Amendment to Bylaws of record in Instrument No. 20170223-0018186 and 20180206-0011883, Register's Office for Davidson County, Tennessee.
6. Easements for Power Lines granted to Tennessee Electric Power Company as recorded in Book 787, pages 13 and 14 Register's Office for Davidson County, Tennessee.
7. Easements for right-of-way as recorded in Book 751, page 374 and Book 7634, page 593, Register's Office for Davidson County, Tennessee.
8. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress and maintenance of such site and burial rights
9. Mineral Rights of record in Book 358, page 46, Register's Office for Davidson County, Tennessee.
10. Easement as recorded in , Register's Office for Davidson County, Tennessee.
11. Dedication of Joint Easement for ingress, egress and regress as recorded in Instrument No. 20030225-0024736, Register's Office for Davidson County, Tennessee.
12. Easement for sanitary sewers as recorded in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.
13. Access Easement as recorded in Book 10008, page 79, Register's Office for Davidson County, Tennessee.
14. Stormwater Detention Agreement as recorded in Instrument No. 20001208-0121328, Register's Office for Davidson County, Tennessee.
15. Right-of-way Agreement as recorded in Book 1634, page 593 Register's Office for Davidson County, Tennessee.
16. Ingress and Egress to Family Cemetery as recorded in Book 2484, page 315, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7470 Charlotte Pike, Apt 112, Nashville, TN 37209.

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. Whenever 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 my/our hand(s) this 31st day of July, 2018.

Natasha Rackauskas Long

Brandon Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2018, before me personally appeared Natasha Rackauskas Long and Brandon Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of July, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:
MITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066