THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25127

Karen Y Johnson Davidson County
Batch# 140308 DEEDWARR
09/12/2018 02:53:22 PM 2 pgs
Fees: $13.00 Taxes: $1,409.70

20180912-0090638

KRISTEN JACOBY 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 $ 381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yogesh B. Malla	Magnolia Bank, Inc	MAP 117-03-0H-
2600 Hillsboro Pike, Unit 214	101 Winston Way, Suite D	PARCEL 214.00-CO
Nashville, TN 37212	Campbellsville, KY 42718	
(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, WE, **Kevin E. Stallings and wife, Lisa L. Stallings**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yogesh B. Malla and Sarita Malla, husband and wife**

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:

Land In Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Enclave At Hillsboro Village, a horizontal property regime as established by the Master Deed, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, and Instrument No. 20060919-0116052, Registers Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C' to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin E. Stallings and wife, Lisa L. Stallings by Warranty deed from Abraham Gehrie and Amaris McCord Keiser, husband and wife of record in Instrument No. 20130724-0076579 Register's Office for Davidson County, Tennessee, dated July 05, 2013 and recorded on July 24, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village Condominiums of record in Instrument Number 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; (3) Charter for HOA of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816; (4) Quitclaim Deed of record in Instrument Number 20070919-0111937 and Instrument No. 20071002-0117298; (5) Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No.20060228-0022027 and Instrument No. 20060406-0039476; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (7) Subject to rights of others in and to the common areas and/or elements; (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2600 Hillsboro Pike, Unit 214; Nashville, TN 37212.**

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 our hands this the 10th day of September, 2018.

Kevin E. Stallings

Lisa L. Stallings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin E. Stallings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa L. Stallings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public