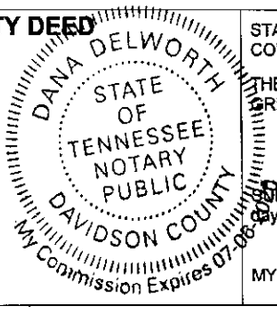
WARRANTY DEED



STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 148065 **DEEDWARR**
10/02/2018 03:20:50 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181002-0097839

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sunil Kutu and Pratikshya Shrestha	new owners	097620A60300
(NAME)	(NAME)	
2865 Whitebirch Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182643

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, I/we, **Brian M. Epstein and Ashley R. Epstein, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sunil Kutu and Pratikshya Shrestha, 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 Lot No. 603, on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian M. Epstein and Ashley R. Epstein, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated October 3, 2017, of record in Instrument No. 20171005-0102390, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Covenants, Conditions and Restrictions appearing of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and supplemented and made applicable to Phase 4E in Instrument No. 20140416-0031645, and further supplemented in Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0031614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, Instrument No. 20151106-0113217 and Supplementary Declaration recorded in Instrument No. 20160226-0018415, and Instrument No. 20161021-0111233, Instrument No. 20170621-0062256 and Instrument No. 20170906-0091483, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.

Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.

Storm water drainage easement of record in Instrument Number 20051219-0152202, Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.

Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the aforesaid Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RA-18-2865

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.

Right of Way of Whitebirch Drive.

Unimproved ☐

This is improved ☒ property, known as 2865 Whitebirch Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of September, 2018

Brian M. Epstein

Ashley R. Epstein

STATE OF Georgia)
County OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian M. Epstein and Ashley R. Epstein, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of September, 2018.

Notary Public
My Commission Expires:

DAVID KIM NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 08, 2020