Karen Y Johnson Davidson County
Batch# 155617 DEEDWARR
10/31/2018 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20181031-0108005

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34495-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2020

WARRANTY DEED

Address New Owner: Shyam Malhotra Veena Malhotra and Rishi Mal 73 Concord Park West NASHVILLE, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 08 0 C 073 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret M. Eisner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shyam Malhotra and Veena Malhotra and Rishi Malhotra** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 73 Concord Park West, Nashvillle, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

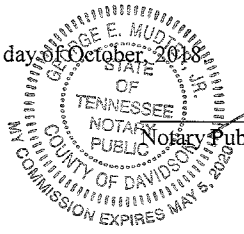
IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 2018.

Margaret M. Eisner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret M. Eisner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being building site No. 73 as shown on the Second Revised Plan of Sugartree, Phase 2, of record as Book 4860, page 79 and 80, as amended by instruments of record in Book 4912, page 276, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bertram R, Eisner and wife, Margaret M. Eisner by deed dated June 7, 1977 from Sugartree Properties, Inc., a Tennessee corporation of record in Book 5156, page 163, Registers' Office for Davidson County, Tennessee. Bertram R. Eisner died on September 27, 2017 leaving Margaret M. Eisner as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2018, prorated by the parties and assumed by Grantee. Map and Parcel No. 116 08 0 C 073 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, made applicable in Book 4874, page 463, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, amended in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4860, page 79 and 80, as amended by instruments of record in Book 4912, page 276, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)