THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Y Johnson Davidson County
Batch# 156074 **DEEDWARR**
11/02/2018 09:29:44 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20181102-0108697

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Surendra Kumar and Rajni Gupta, and Prerna Gupta 1507 Wilson Pk Brentwood, TN 37027	New Owner	Tax Parcel ID No. 117-02-0-231.00

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, **James Adin Lara and Robert Tate McDaniel, Jr., as tenants in common,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Prerna Gupta, a single woman, and Surendra Kumar and Rajni Gupta, husband and wife, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2-B, as shown on the map entitled Zone Lot Division of Lots 1 and 2, Resub of Lot #14, SHARONDALE, of record in Plat Book 6050, page 238 and amended in Plat Book 6900, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Adin Lara and spouse Kristin S. Lara, by deed from Grace M. Bahng, of record in Book 11489, page 209 , dated May 20, 1999 , said Register's Office.

Being further conveyed to KG Partners by deed from James Adin Lara and spouse Kristin S. Lara, of record in Instrument No. 20081117-0113454, dated November 17, 2008, said Register's Office.

Being further conveyed to James Adin Lara by deed from KG Partners, of record in Instrument No. 20131024-0110664, dated October 23, 2013, said Register's Office.

Being further conveyed to KG Partners by deed from James Adin Lara, of record in Instrument No. 20131204-0123377, dated November 29, 2013, said Register's Office.

Being further conveyed to James Adin Lara and Robert Tate McDaniel, Jr., as Tenants in Common, by deed of record in Instrument No. 20140509-0040015, dated April 30, 2014, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-02-0-231.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Easement for the construction and maintenance of an electric power transmission line contained in deed of record in Book 4743, page 547, said Register's Office.

Anchor Easement of record in Book 5946, page 921, said Register's Office.

Terms and conditions contained in Joint Driveway, of record in Book 6985, page 875, said Register's Office.

This is improved property located at 2304 Sharondale Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of October, 2018.

James Adin Lara

Robert Tate McDaniel, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Adin Lara and Robert Tate McDaniel, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2018.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022