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Karen Y Johnson Davidson County
Batch# 157300 DEEDWARR
11/07/2018 10:29:54 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20181107-0110270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Minocher Battiwalla and Zia Bhaisa, husband and wife 4004 B Woodmont Boulevard Nashville, TN 37205	TIAA, FSB P.O. Box 71229 Charlotte, NC 28272-1229	116 08 4A 002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathleen Caputo and Isaac Newal Squyres, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Minocher Battiwalla and Zia Bhaisa, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 4004 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150901-0088934, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kathleen Caputo and Isaac Newal Squyres, wife and husband by Warranty Deed dated 07/29/2016 from Landmark Homes of Tennessee, Inc of record in Instrument 20160912-0095536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4004 B Woodmont Boulevard, Nashville, TN 37205

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 my/our hand(s) this the 5th day of November, 2018.

Kathleen Caputo

Isaac Newal Squyres

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathleen Caputo and Isaac Newal Squyres with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of November, 2018.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

