WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158614 DEEDWARR
11/13/2018 01:08:18 PM 2 pgs
Fees: $13.00 Taxes: $717.80

20181113-0111749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/8/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5136B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anil Kapoor	New Owner	181-02-0A-267.00-CO
8605 Peckham Lane, Q-10	Same	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JIMMY CLEVELAND AND JESSICA CLEVELAND, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANIL KAPOOR AND HINA SAINI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. Q-10 of Lenox Creekside, Phase 4, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686 as amended in Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Jimmy Cleveland and Jessica Cleveland, husband and wife by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160408-0033950, Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 08, 2016, as corrected by Scrivener's Affidavit recorded on July 07, 2016, of record in Instrument No. 20160707-0069665, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8605 Peckham Lane, Q-10, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of October, 2018.

Jimmy Cleveland

Jessica Cleveland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JIMMY CLEVELAND AND JESSICA CLEVELAND, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2018.

Notary Public

My Commission Expires: 10/11/21

File #: 18-5136B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY