Karen Y Johnson Davidson County
Batch# 181291 DEEDWARR
01/07/2019 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20190107-0001730

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

CHERYL ANGELA FIGLIO NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 8-10-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vivek Deora and Maneet Chauhan	Pinnacle Bank	083 03 4A 001.00
(NAME)	(NAME)	
2220 Carter Ave	PO Box 702726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Whipple Family, L.L.C., a Michigan Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vivek Deora and Maneet Chauhan, 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 Unit No. A, as shown on the Declaration of Covenants, Conditions and Restrictions for 2220 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151218-0127249, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Angela Barrett by Warranty Deed from Anne A. Simpler n/k/a Anne S. Sizemore, and husband Nathan Sizemore dated October 30, 2015 and recorded October 30, 2015 as Instrument No. 20151030-0110819, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curt Whipple, married man by Warranty Deed from Angela Barrett, unmarried dated February 10, 2017 and recorded February 14, 2017 as Instrument No. 20170214-0015205, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Whipple Family, L.L.C. by Quitclaim Deed from Curtis Whipple dated May 12, 2017 and recorded May 18, 2017 as Instrument No. 20170518-0049489, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-189715BSO

unimproved ☐
This is improved ☒ property, known as 2220 Carter Ave, Nashville, TN 37206

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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itslef, its successors 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 our hands this 4th day of January, 2019.

Whipple Family, L.L.C.

BY: _____
Curtis Whipple, Manager

BY: _____
Connie Whipple, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Curtis Whipple and Connie Whipple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Manager and Member, and is authorized to execute the instrument on behalf of Whipple Family, L.L.C., the within named bargainor, and that they as such Manager and Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by themselves as Manager and Member.

Witness my hand and official seal, this the 4th day of January, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: GRN-189715BSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019