Karen Johnson Davidson County
Batch# 185284 DEEDWARR
01/17/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20190117-0005184

WARRANTY DEED

BRANDY DAVIS NOTARY PUBLIC TENNESSEE My Comm Exp 07/06/20 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

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).
Abhay A. Karandikar and Allison Karandikar	Better Mortgage Corporation 7 World Trad Center 250 Greenwich St.,Floor 36	072 11 0 379.00
(NAME) 1606 Litton Ave	(NAME) New York, NY 10006	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/WE, **Kyle Kilbury Wolfson, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abhay A. Karandikar and wife, Allison Karandikar**, 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 Lot No. 189 on the Plan of The Waters Place, of record in Plat Book 332, Pages 136 and 137, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kate Chipman, an unmarried woman by Warranty Deed from Earl Wayne Lee, married and Zelma Mae Lee dated November 29, 2016 and recorded December 9, 2016 as Instrument No. 20161209-0129500, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kyle Kilbury Wolfson, a single man by Warranty Deed from Kate Chipman, an unmarried woman dated June 4, 2018 and recorded June 6, 2018 as Instrument No. 20180606-0054210, 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.

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unimproved ☐

This is improved ☒ property, known as 1606 Litton Ave, Nashville, TN 37216

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 our hands this 15 day of January, 2019

Kyle Kilbury Wolfson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kyle Kilbury Wolfson, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-1810098SSO

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

