WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,900.00

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2019.

Notary Public

My commission expires: 10/1/2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 192193 DEEDWARR
02/06/2019 08:53:59 AM 2 pgs
Fees: $13.00 Taxes: $1,176.23

20190206-0011251

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sandeep Virjee Dhokia	**Certainty Home Loans, LLC**	**Map 081-08-0-R Parcel 013.00co**
600 Garfield Street #12	**6101 W. Plano Pkwy.**	
Nashville, TN 37208	**Plano, TX 75093-2146**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyler Douglas Keith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandeep Virjee Dhokia, an unmarried man

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. 12, 600 Garfield, a Townhome Development, as established under Master Deed of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tyler Douglas Keith, unmarried, by Deed dated February 21, 2013 from Charles S. Hanks, unmarried, of record in Instrument No. 20130222-0018025, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Instrument No. 20081223-0122393, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of 600 Garfield, a Townhome Development, of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813, and second amendment in Instrument No. 20111116-0089694, said Register's Office, and By-Laws attached thereto. (3) All matters appearing on plan of 600 Garfield Townhomes of record in Book 21, Page 105, said Register's Office. (4) Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Main Pump and Appurtenances of record in Instrument No. 20080317-0026307, said Register's Office. (5) Grant of Anchor Easement of record in Book 8167, Page 491, said Register's Office. (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090721-0068094, said Register's Office. (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20080317-0026281, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **600 Garfield Street #12, Nashville, TN 37208**

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 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 **5th** day of **February, 2019.**

Tyler Douglas Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tyler Douglas Keith,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **February, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.