Warranty Deed

Karen Johnson Davidson County
Batch# 194691 DEEDWARR
02/12/2019 03:57:04 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190212-0013287

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2019. Notary Public My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shalini Chhabra Sandeep Chhabra	BB&T	
1806 Bent Tree Court	111 Millport Circle	092-16-0D-110.00-CO
Bowling Green, KY 42103	Greenville, SC 29607	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAYLOR M. LONG, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHALINI CHHABRA AND SANDEEP CHHABRA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 110 of the Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register' s Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part thereof together with an undivided interest in the common elements as provided for in said Master Deed. Together with 1 parking stall # 2.

Being the same property conveyed to Taylor M. Long, an unmarried man by Warranty deed from Natalie Franklin, a single person and Timothy A. Franklin, married of record in Instrument No. 20160426-0040677 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 26, 2016.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1803 Broadway #110, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2019.

Taylor M. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor M. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of February, 2019.

Notary Public

My Commission Expires:

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022