THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119114

Karen Johnson Davidson County
Batch# 201451 **DEEDWARR**
03/04/2019 11:35:50 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20190304-0019490

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $301,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires: 3/15/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samir Dattani and Foram Shah 423 Old Towne Drive Brentwood TN 37027	~~New Owner~~ Ameris Bank. 1800 Parkway Place #820 Marietta, GA 30067	Tax Parcel ID No. 160-16-0C-070.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geary L. Leathers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samir Dattani and Foram Shah, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 70 , as shown on the map entitled The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GEARY L. LEATHERS, by deed from CARL PHILLIPS and TERESA NORRIS-PHILLIPS, husband and wife, of record in Instrument No. 20160915-0096934, dated September 12, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 160-16-0C-070.00 CO.

Matters shown on the Plan of record in instrument No. 20001103-0109137, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001214-0123057, Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, Instrument No. 20041206-0144631 and Instrument No. 20150109-0002674, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 2000531-0053798, said Register's Office.

ByLaws of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123058, said Register's Office.

Easement contained in deed of record in Book 7902, page 389, said Register's Office.

Storm Water Detention Agreement of record in Book 11115, page 281 and in Book 11115, page 286, said Register's Office.

This is improved property located at 423 Old Towne Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

Geary L. Leathers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geary L. Leathers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

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MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067