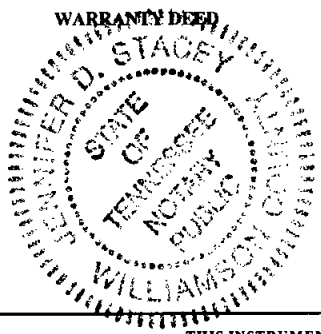
2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/3/21

Karen Johnson Davidson County
Batch# 202200 DEEDWARR
03/06/2019 10:12:02 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190306-0020344

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9761

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PAR
Harshil B. Kanani and **Mitali Harshil Kanani**	Bank of America	
641 Old Hickory Blvd, 130	PO Box 650070	171030B09600CO
Brentwood, TN 37027	Dallas, TX 75265-0070	

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

JON LINDSAY, AN UNMARRIED MAN

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

HARSHIL B. KANANI AND MITALI HARSHIL KANANI, 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 Lot No. 99 on the Plan of Phase One Section Two Townhomes of Fredericksburg, as of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon Lindsay, an unmarried man by Warranty Deed from R. Vance Hohn and wife, Anne Hohn, recorded on the 14th day of February, 2006 in Instrument No. 20060214-0017622, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE ONE, SECTION THREE, as recorded in Plat Book 9700, Page(s) 534 and Boundary Plat Book 7900, Page 509 & 807.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 7798, Page 843 and Instrument Nos. 20000718-0070558 and 20050705-0076596 and Book 10895, Page 778, Book 10694, Page 541, Book 8920, Page 65, Book 9500, Page 393 and Book 9860, Page 840.
5. Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539 and Instrument No. 20150102-0000219 .
6. Charter of Homeowners Association recorded in Book 8920, Page 40 and Book 10126, Page 430.
7. Easement for Drainage, recorded in Book 7851, Page 712 and Book 10012, Page 756.
8. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269, Book 7358, Page 643 and Book 9607, Page 431.

This is improved property known as 641 Old Hickory Blvd, 130, Brentwood, TN 37027

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 in 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 hand on the 17th day of December, 2018

Jon Thomas Lindsay

STATE OF California
COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, JON THOMAS LINDSAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 San Diego (city), California (state), this 17 day of Dec., 2018

Notary Public

My Commission Expires: Jan. 16, 2018

HUNG QUOC TU
COMM. #2225995
Notary Public - California
San Diego County
My Comm. Expires Jan. 16, 2022

NRO1 NRO1