WARRANTY DEED

Karen Johnson Davidson County
Batch# 223476 DEEDWARR
04/29/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $978.65
20190429-0039361

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kunu Kaushal and Jill Kaushal	Pinnacle Bank	
(NAME)	(NAME)	
1346 Crown Point Place	150 3rd Avenue South, #1000	161-06-0A-190.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JENIFER LYNN GREENSTONE AND THOMAS JULIUS GREENSTONE JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KUNU KAUSHAL AND JILL KAUSHAL, 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 Unit 190 on the Plan of Oak Hill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplement Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Jennifer Lynn Greenstone f/k/a Jennifer Gray, married to Jennifer Lynn Greenstone and Thomas Julius Greenstone, Jr., wife and husband, as recorded on the 18th day of November, 2015 in Instrument No. 20151118-0116974 and Warranty Deed from Brandon D. Gruber and Katie Gruber, husband and wife to Jennifer Gray, unmarried, as recorded on the 8th day of January, 2015 in Instrument No. 20150108-0002062, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1346 Crown Point Place, Nashville, TN 37211
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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 my hand this 8 day of April, 2019

Jennifer Lynn Greenstone by Kevin D. Montgomery, attorney in fact

JENIFER LYNN GREENSTONE, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Thomas Julius Greenstone Jr. by Kevin D. Montgomery, attorney in fact

THOMAS JULIUS GREENSTONE JR., BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8 day of April, 2019, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Lynn Greenstone and Thomas Julius Greenstone, Jr. and acknowledged that he executed the same as the free act and deed of Jennifer Lynn Greenstone and Thomas Julius Greenstone, Jr..

Witness my hand and official seal this 8 day of April, 2019.

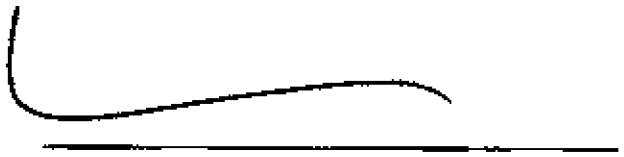
Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public

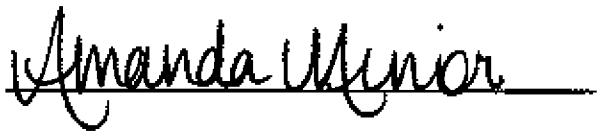
Certification of Authenticity
for Electronically Filed Document

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.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

