This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191705 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$93,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 29th day of April, 2019. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224712 DEEDWARR
05/02/2019 09:08:00 AM 2 pgs
Fees: $13.00 Taxes: $344.10

20190502-0040710

THIS INDENTURE, made this 29th day of April, 2019, among:

TIMOTHY N. TWETEN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SATYA HOTA

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 31, Unit B, on the Plan of Cedarwood Condominiums, Revised Lot No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, of record in Book 5200, Page 349 and Master Deed and By-laws of record in Book 5707, Page 121, Book 5720, Page 912, and Book 5776, Page 741, and Book 6062, Page 285, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy N. Tweten by Warranty deed from SDC Group, LLC of record in Instrument No. 20060502-0050097 Register's Office for Davidson County, Tennessee, dated April 26, 2006 and recorded on May 02, 2006. (Value of consideration shown in aforementioned deed $61,300.00.) Being also known as 809 Apple Dr Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Timothy N. Tweten

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Timothy N. Tweten, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Satya Hota
Address: 1004 Heathfield Cir
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Satya Hota
Address: 1004 Heathfield Cir
City, State, Zip: Brentwood, TN 37027

Tax ID: 162-09-0C-811.00-CO