BOX 10-B

Karen Johnson Davidson County
Batch# 233232 **DEEDWARR**
05/22/2019 12:53:28 PM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20190522-0048502

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHALAB TICKOO AND ANISHA DHAR	**SIRVA MORTGAGE, INC.**	**171-03-0B-223.00 CO**
(NAME) **601 OLD HICKORY BLVD., UNIT 29**	(NAME) **6200 OAK TREE BLVD., STE. 300**	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) **INDEPENDENCE, OH 44131**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, MATTHEW LEISER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHALAB TICKOO AND ANISHA DHAR, 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 No. 29, as shown on the map entitled Phase Two, Section Six Townhomes of Fredericksburg, of record in Plat Book 9700, pages 953 and 954, 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 MATTHEW LEISER, by deed from SEUNG WOON SEO and wife, HYO SOON LEE, BY AND THROUGH THEIR LAWFUL ATTORNEY IN FACT, NANCY HEAP, of record in Instrument No. 20090619-0057120, dated June 17, 2009, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 9700, page 953 and 954; Easement to Bellsouth Communications of record in Book 10709, page 143; Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387; 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 Book 8920, page 65, Book 10126, page 435, Book 11550, page 531, amended in Book 9860, page 840, Book 10224, page 683, Book 10694, page 541, Book 11682, page 75, Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596; ByLaws of record in Book 8920, page 45, Book 11550, page 554, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-0000219; Storm Water Detention Agreement of record in Book 10357, page 920; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **601 OLD HICKORY BLVD., UNIT 29, BRENTWOOD, TN 37027**
(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 21st day of May, 2019.

MATTHEW LEISER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Leiser,** the bargainor, with whom I am personally acquainted or proved to me 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 office this 21st day of May, 2019.

My commission expires: **May 2, 2022**

Notary Public

