Karen Johnson Davidson County
Batch# 243202 DEEDWARR
06/13/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190613-0057062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1078LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Sudeep Sunthankar and Kathryn S. Ivy	**Sundeep Sunthankar and Kathryn S. Ivy**	091 13 2E 002.00
515 A Eastboro Drive	**515 A Eastboro Drive**	
Nashville, TN 37209	**Nashville, TN 37209**	

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

BRIAN CHESTER CONSTRUCTION LLC

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

SUDEEP SUNTHANKAR, AN UNMARRIED MAN AND KATHRYN S. IVY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 515 Eastboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 515 Eastboro Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180601-0052404, Corrected in Instrument Number 20190514-0045079, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as corrected in Instrument Number 20190514-0045079; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Curtis Groves and Brian Chester to Brian Chester Construction LLC, as recorded on the 19th day of July, 2018 in Instrument No. 20180719-0070505; part of Warranty Deed from Roger H. Peach, an unmarried man to Curtis Groves and Brian Chester, as recorded on the 19th day of January, 2018 in Instrument No. 20180119-0005757 and part of Warranty Deed from Alec T. Prince and Paul D. Prince and Walter H. Prince and Emma L. Prince Lee, Helen Prince Orr; and the heirs-at-law of William R. Prince being, Sandra Prince, his surviving spouse and the following children: Randell Eugene Prince, Mark Lee Prince, Rebecca Prince and Richard Hugh Prince to Roger H. Peach and Melba I. Peach, husband and wife, as recorded on the 27th day of June, 1997 in Deed Book 10507, Page 788, in the Registers Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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 E. T. BROWN'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 116 and Plat Book 332, Page 126.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052404, Corrected by Affidavit recorded at Instrument No. 20190514-0045079.

This is improved property known as 515 A Eastboro Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 11th day of June, 2019.

Brian Chester Construction LLC

BY:_____

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the attorney for the owner of BRIAN CHESTER CONSTRUCTION LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of June, 2019.

Notary Public_____



My Commission Expires: 9-29-2021

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY