Karen Johnson Davidson County
Batch# 246294 DEEDWARR
06/20/2019 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190620-0059614

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621066

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2019.

Notary Public
My Commission Expires: 9/25/19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music City Financial LLC 5731 Knob Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103-05-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shyam K. Malhotra and Veena Malhotra, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Music City Financial, LLC, a Texas Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled Hillwood Park, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 53 fronts 179.0 feet on the southeasterly side of Knob Road and extends back 275.0 feet on the northeasterly line and 290.0 feet on the southwesterly line, to a line in the rear on which it measures 121.8 feet.

Together with a perpetual easement over a portion of Lot 54 of Hillwood Park, as granted in Deed for Driveway Easement, of record in Book 4913, page 583, said Register's Office.

Being the same property conveyed to SHYAM K. MALHOTRA and wife, VEENA MALHOTRA, by deed from LORENE P. JENKINS, of record in Book 4913, page 585 , dated April 24, 1975 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-05-0-022.00.

Driveway Easement Agreement of record in Book 4913, page 583, said Register's Office.

Matters shown on the Plan of record in Plat Book 3300, pages 27 and 28, said Register's Office.

This is improved property located at 5731 Knob Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2019.

Shyam K. Malhotra

Veena Malhotra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shyam K. Malhotra and Veena Malhotra, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019