Karen Johnson Davidson County
Batch# 251966 DEEDWARR
07/02/2019 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20190702-0064720

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

CRT File No. 190520690

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public
My Commission Expires: 4-17-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cameron Woodrow and Stuart Woodrow 320 Old Hickory Blvd Apt 1511 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0A-073.00CO

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, **Anantha Padmanabhan and Ranga Padmanabhan, husband and wife and Chandrasekhar Padmanabhan, married, as tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Woodrow, an unmarried man and Stuart Woodrow, an unmarried man**, ("Grantees"), 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 Unit No. 73, Building No. 15, on the plan of Section 13, Phase 1A, Eagle Ridge at the Reserve, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 200110110110875 and amended in Instrument No. 200203130031656, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Anantha Padmanabhan and Ranga Padmanabhan, husband and wife, Chandrasekhar Padmanabhan, tenants in common with right of survivorship by Warranty Deed from G. Byron Hill, recorded on the 8th day of June, 2011 in Instrument No20110608-0043952, in the Register's Office of Davidson County, Tennessee.

Indu Padmanabhan joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20010116-0004521.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE of record in Instrument No. 20011011-0110875 , supplemented and amended by instrument(s) of record in Instrument No. 20020313-0031656; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration for Eagle Ridge at the Reserve of record in Instrument Number 20010116 0004521, said Register's Office.

HOA Charter of record in Instrument Number 20010112-0003836 and Instrument Number 20010112-0003839, said Register's Office.

All matters including but not limited to easement for Drainage Facility of record in Book 8083, page 534, said Register's Office. .

Options to Third National Bank Trustee per Article 7.02 in Book 5074, page 856, as laid out in deed of record in Book 4310, page 579, said Register's Office.

Resolution recorded at Instrument Nos. 20010720-0077384 and 20010720-0077385.

Grant of Easement to Comcast of Nashville I, LLC recorded at Instrument Nos. 20140924-0087653 and 20180611-0055669.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERTSON HIGHLANDS, as recorded in Plat Book 7900, Page(s) 896898.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20030106-0001894 and 20041019-0125465.

Easement recorded in Book 7861, Page 559 and Book 8083, Page 534.

Easement Agreement as set forth in instrument recorded in Book 5074, Page 945.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

Agreement of Easement, Quit-Claim, Release Option, Assumption, Amendment, and Correction Pertaining to Belle Forest as set forth in instrument recorded in Book 5074, Page 856, as affected by Conditional Partial Release of Option recorded at Instrument No. 20000831-0086324.

This is improved property located at320 Old Hickory Blvd Apt 1511 Nashville TN 37221

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 28th day of June, 2019.

Ranga Padmanabhan by _____ Attorney in Fact
Ranga Padmanabhan
By: Chandrasekhar Padmanabhan
Attorney in Fact

Anantha Padmanabhan by _____ Attorney in Fact
Anantha Padmanabhan
By: Chandrasekhar Padmanabhan
Attorney in Fact

_____
Chandrasekhar Padmanabhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chandrasekhar Padmanabhan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact for Ranga Padmanabhan and Anantha Padmanabhan and that she/he is authorized by Ranga Padmanabhan and Anantha Padmanabhan to execute this instrument on their behalf.

WITNESS my hand, at office, this 28th day of June, 2019.

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

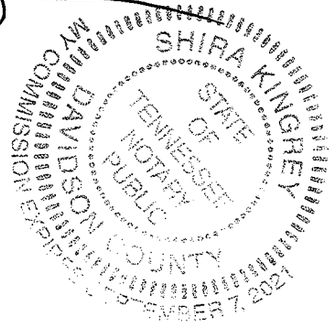
Indu Padmanabhan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Indu Padmanabhan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2019.

Notary Public



True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sah Carter

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY