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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420259** Karen Johnson Davidson County Batch# 253134 DEEDWARR 07/05/2019 12:32:01 PM 2 pgs Fees: $13.00 Taxes: $4,810.00 20190705-0065838	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this28th day of June, 2019. Notary Public My Commission Expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Neeta Maliakal and Bijoy Maliakal 30 Park Meadows Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Wells Fargo 101 N. Phillips Ave Sioux Falls, SD 57104	Tax Information: Tax Parcel ID No. 158-04-0A-035.00 CO

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, **Robert E. Whaley and Sondra N. Whaley, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bijoy Maliakal and Neeta Maliakal, husband and wife**, ("Grantees"), their 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) 73, as shown on the map entitled Otter Wood Section 2 Revised, of record in Plat Book 6900, pages 598-602, 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 ROBERT E. WHALEY and wife, SONDRA N. WHALEY, by deed from CHERI M. ADKINS and husband, ROYCE T. ADKINS, of record in Instrument No. 20060504-0052174, dated April 27, 2006, 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. 158-04-0A-035.00 CO.

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 7260, Page 483 and Book 8762, Page 199, said Register's Office.

Transmission Line Easement of record in Book 2248, Page 618, Book 2271, Page 196 and Book 2249, page 86, said Register's Office.

Easement(s) of record in Book 7667, page 218, corrected by instrument in Book 7942, page 678, said Register's Office.

This is improved property located at 30 Park Meadows Nashville TN 37215

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.

Robert E. Whaley

Sondra N. Whaley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Whaley and Sondra N. Whaley, 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 28th day of June, 2019.

Notary Public

My Commission Expires: 9/27/24

