# WARRANTY DEED

Karen Johnson Davidson County
Batch# 259711 DEEDWARR
07/22/2019 08:06:32 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20190722-0071212

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

G. R Sahsn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Please Pat →

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Satisha Gangur | Bank of America, NA | 161060A14800 |
| (NAME) | (NAME) | |
| 1507 Hamden Drive | 7105 Corporate Dr., MS: TX2-981-03-21 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Plano, TX 75024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20191598 |

For and 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/we, **Robert Joseph Botkin,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Satisha Gangur, a married man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit 148 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert Joseph Botkin, an unmarried man by Warranty Deed from Centex Homes, a Nevada general partnership dated February 13, 2009 and filed of record in Instrument No. 20090219-0014411, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakhill Townhomes, of record in Instrument No. 20070614-0071397; 20080325-030014 and 20080709-0070601, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to Stormwater Detention Agreement appearing of record in Instrument No. 20070205-001422 and 20070404-0040188, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1507 Hamden Drive, Nashville, TN 37211
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of July, 2019

Robert Joseph Botkin

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Joseph Botkin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

