Karen Johnson Davidson County
Batch# 268877 DEEDWARR
08/09/2019 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20190809-0079262

#34916

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34916-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Saikat. T Sengupta Affiant Subscribed and sworn to before me this 7th day of August, 2019. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Gourija S. Menon Saikat T. Sengupta 1907B Kimbark Drive Nashville, TN 37215	**Send Tax Bills To:** Gold Star Mortgage Financial Group 100 Phoenix Drive, Suite 300 Ann Arbor, MI 48108	**Tax Information:** Map and Parcel No.: 131 03 1 W 002.00CO

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, **Edward Raymond Maharam and Melanie Elyse Maharam, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gourija S. Menon and Saikat T. Sengupta, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1907B Kimbark Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5 day of August, 2019.

Edward Raymond Maharam

Melanie Elyse Maharam, by Edward Raymond Maharam, her Attorney-in-fact

Melanie Elyse Maharam, by Edward Raymond Maharam, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Raymond Maharam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2019.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 5th day of August, 2019.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of 1907 Kimbark Drive Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20160727-0077304, amended in Instrument No. 20170407-0034281, and Instrument No. 20170801-0078233, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Amendment NumberTwo to the Declaration of record in Instrument No. 20170801-0078233, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward Raymond Maharam and Melanie Elyse Maharam, husband and wife by deed dated November 30, 2017 from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20171206-0124334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 131 03 1 W 002.00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1907 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077304, amended in Instrument No. 20170407-0034281 and Instrument No. 20170801-0078233, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to Amendment Number Two to the Declaration of record in Instrument No. 20170801-0078233, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 102, Register's Office for Davidson County, Tennessee.
6. Easement granted to American Telephone and Telegraph Company of Tennessee of record in Book 382, page 531, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

