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

CRT File No. 190721714

Karen Johnson Davidson County
Batch# 269800 **DEEDWARR**
08/12/2019 09:58:49 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190812-0080004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kodihalli Channabasappa 218 Kennett Rd Old Hickory, TN 37138	New Owner	Tax Parcel ID No. 117 11 0J 320.00

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, **Meghan L. Weaver, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kodihalli Channabasappa and Sarvamangala Channabasappa, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 320 of The Hillmont Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Hillmont Condominiums, a Horizontal Property Regime, of record in Instrument Number 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Meghan L. Weaver, an unmarried person, by Warranty Deed from Ricardo Erasso Arango and wife, Beatriz E. Hernandez Moncaleano, of record in Instrument No. 20180605-0053785, in the Register's Office of Davidson County, Tennessee, dated July 31, 2015 and recorded August 04, 2015.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLMONT Condominiums of record in Instrument No. 20040209-0015685, as rerecorded in Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Entry Agreement, recorded in Book 9921, Page 620.

Easement recorded in Instrument No. 20110930-0075711.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 2025 Woodmont Blvd. Unit 320 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 6th day of August, 2019.

Meghan L. Weaver

STATE OF California)

COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meghan L. Weaver, 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 6th day of August, 2019.

Amar Jain (AMAR JAIN)
Notary Public

My Commission Expires: _____

AMAR JAIN
COMM. # 2187857
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SAN DIEGO
MY COMM. EXP. MAR. 24, 2021