Karen Johnson Davidson County
Batch# 270768 DEEDWARR
08/13/2019 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190813-0080588

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-6100

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Atul Kapadia and Dharini Kapadia (NAME)	New Order (NAME)	108-12-0B-041.00 CO
3464 Harborwood Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeffrey London and Eric Perkins London, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Atul Kapadia and Dharini Kapadia, husband and wife**, 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:

LAND in Davidson County, Tennessee, being Lot Number 175 on the Plan of Harborview, Phase I-A, Section Two, of record in Plat Book 6900, Pages 756 through 758 inclusive, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jeffrey London, a single person and Eric Perkins, a single person, as joint tenants with rights of survivorship, by Warranty Deed from Joseph L. Stevenson and Quentin E. Buntin, as joint tenants with right of survivorship, dated 1/26/17 and recorded 2/1/17 in Instrument Number 20170201-0010720, Register's Office for Davidson County, Tennessee.

Eric Perkins is now known as Eriv London.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7471, Page 26; amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786;

Subject to Rules and Regulations of record in Instrument Number 20160523-0050983;

Subject to Conveyance of Common Areas in Book 8297, Page 376, Book 9108, Page 73, Book 9808, Page 473 and Book 10004, Page 629;

Subject to HOA Charter in Book 7522, Page 339, as amended in Book 8263, Page 554;

Subject to Storm Water Detention Agreement in Book 7390, Page 270;

Subject to Sanitary Sewer Easements of record in Book 5856, Page 80 and Book 5856, Page 84;

Subject to unrecorded easement for sanitary sewers dated June 19, 1980, and referred to in deed of record in Book 5658, Page 984;

Subject to Conveyances for Water Mains of record in Book 9523, Page 84 and Book 9523, Page 89;

Subject to non-exclusive right-of-way and access easements, rights and covenants contained in Book 8068, Page 723;

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6900, Pages 756 through 758 inclusive, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3464 Harborwood Circle, Nashville, TN 37214.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of August, 2019.

Jeffrey London

Eric Perkins London

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2019, before me personally appeared Jeffrey London and Eric London, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 9th day of August, 2019.

Notary Signature
My commission expires: 6/27/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY