Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 280426 DEEDWARR
09/04/2019 09:32:28 AM 2 pgs
Fees: $13.00 Taxes: $2,577.05

20190904-0089032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$696,500.00.**

08/30/2019
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ozma Khan and Abhijit Shimpi 2804 A White Oak Drive Nashville, TN 37215	Liberty Financial, a div. of ETFCU 1200 Forest Bridge Road Louisville, KY 40223	117-03-0Q-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Holliday L. Baird, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Abhijit Shimpi and Ozma Khan, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Whitewoods TownHomes, a Horizontal Property Regime with Private Elements, formerly known as Lot 1, Re-Subdivision of Lot 13 Sharondale Heights, as shown as Exhibit "C" to Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20080305-0021911, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

Being the same property conveyed to Holliday L. Baird by Warranty Deed from Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement, dated February 4, 2005, as amended, dated 08/23/2013 and recorded 08/28/2013, of record in Instrument No. 201308280090682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2804 A White Oak Drive, Nashville, TN 37215

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. Wherever 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 hand this the 30th day of August, 2019.

Holliday L. Baird

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Holliday L. Baird with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of August, 2019.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

