WARRANTY DEED

Karen Johnson Davidson County
Batch# 292881 DEEDWARR
09/30/2019 09:03:11 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20190930-0098935

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Ashley Utley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2019

Christen T. Rabe
Notary Public

MY COMMISSION EXPIRES: 4/22/23

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hina Budhwani	same	131-02-3-C-002.00 CO
(NAME)	(NAME)	
2035 Overhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Summer Williams, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hina Budhwani, a single person,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 2 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 4201 Kirtland Road, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160408-0033870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Timothy C. Harvey, married, by Warranty Deed from Land Development.com, Inc., a Tennessee corporation, dated April 30, 2015, of record in Instrument No. 20150504-0040286, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Summer Williams, by Warranty Deed dated April 13, 2018, from Timothy C. Harvey, a married man, of record in Instrument No. 20180423-0037822, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2035 Overhill Drive, Nashville, TN 37215

(House Number) (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 do covenant with the said GRANTEES that I am 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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 547, pages 85 and 86 and Exhibit B of Instrument No. 20160408-0033870; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20160408-0033870; Agreements for dedication of easement and/or public street right of way of record in Instrument No. 20160316-0025000 and Instrument No. 20160316-0024999; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20150317-0022664; Ownership affidavit of record in Book 8152, page 400; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of September, 2019.

Summer Williams

State of Washington
County of Pierce

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Summer Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Tacoma (city), Washington (state), this 25 day of September, 2019.

Robert H Johnson
Notary Public
My Commission Expires: 04/01/2023

File No.: 30164

Notary Public
State of Washington
Robert H Johnson
Commission No. 181093
Commission Expires 04-01-2023