Karen Johnson Davidson County
Batch# 314545 DEEDWARR
11/12/2019 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20191112-0116464

1706-19

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023223**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2019. Notary Public My Commission Expires: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

Address New Owner: Emily Spalding Sandwith and Jackson Denney Sandwith 204 Old Williamsburg Court Nashville TN 37215	Send Tax Bills To: CENLAR P. O. Box 77404 Ewing, NJ 08628	Tax Information: Tax Parcel ID No. 131 07 0A 032.00

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, **Venkatramanan Shankar and Sadhna Shankar, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Spalding Sandwith and Jackson Denney Sandwith, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the plan of Hillsborough Place Phase II & III, of record in Plat Book 5200, Page 160, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Venkatramanan Shankar and wife, Sadhna Shankar by Warranty Deed from Bernie Strawn and wife, Jan Strawn, of record in Book 11232, Page 232, in the Register's Office of Davidson County, Tennessee, dated November 30, 1998 and recorded on December 02, 1998.

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 2020 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBOROUGH PLACE, PHASE II & III, as recorded in Plat Book 5200, Page(s) 42, as revised in Plat Book 5200, Page 160.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5151, Page 50, Book 5240, Page 165 and amendment recorded in Book 5292, Page 134 and re-recorded in Book 5332, Page 212 and amended and restated recorded in Instrument No. 20150203-0010005.

This is improved property located at 204 Old Williamsburg Court 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 November, 2019.

Venkatramanan Shankar
Venkatramanan Shankar

Sadhna Shankar
Sadhna Shankar

STATE OF PA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Venkatramanan Shankar and Sadhna Shankar, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2019.

My Commission Expires: 06/02/2021

Jason M Guy
Notary Public

Commonwealth of Pennsylvania-Notary Seal
JASON M GUY, NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES JUNE 2, 2021
COMMISSION NUMBER 1305250

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

