Karen Johnson Davidson County
Batch# 350252 DEEDWARR
01/29/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20200129-0010667

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5878

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $366,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2020.

Rachel Marie Collins
Notary Public

My commission expires: 3-21-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzan Ghatas	~~**New Owner**~~ Ehuay Mtg	**180-04-0B-073.00CO**
3080 Brookview Forest Drive	10496 Katy Freeway	
Nashville, TN 37211	ste 250 Houston, TX 77043	

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 HEREBY ACKNOWLEDGED, WE,

Christy Chowbay, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suzan Ghatas, a single woman

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 No. 105 on the Plan of Final Plat of Brookview Forest, Phase II of record in Instrument No. 20040629-0076755, in the 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 Kamaldyal Chowbay and Christie Chowbay, by Warranty Deed, from Kenneth R. Cupples and Jenny S. Cupples, husband and wife, dated August 8, 2014, of record in Instrument No. 20140815-0073974, Register's Office for Davidson County, Tennessee. Kamaldyal Chowbay having since died on November 29, 2018. Christy Chowbay was spelled incorrectly on the previous deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20030829-0125803, amended in Instrument No. 20050505-0050962. Restrictions in Book 4276, Page 715, Book 4404, Page 947, Book 4428, Page 138 and Book 4479, Page 448, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20030918-0138293, amended in Instrument No. 20030829-0125803, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021007-0121969, Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20111117-0090032, Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3080 Brookview Forest Drive, Nashville, TN 37211.

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 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/our hand(s) this 28th day of January, 2020.

Christy Chowbay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of January, 2020, before me personally appeared Christy Chowbay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2020.

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-480
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

