32824-7

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 350464 DEEDWARR
01/30/2020 08:47:16 AM 2 pgs
Fees: $13.00 Taxes: $328.44

20200130-0010941

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$88,768.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2020.

Notary Public

My commission expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tarun N. Surti	**"New Owner"**	**172-05-0-B-156-00co**
5928 Westheimer Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mohan K. Tailor

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

Tarun N. Surti, a married man

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:

An undivided 24% interest (being all of Mohan K. Tailor's interest) in the following property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Final Plat of Sterling Oaks, Phase III, of record in Plat at Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to by Mohan K. Tailor, 24% undivided interest and Tarun S. Surti, 76% undivided interest, as tenants in common, by Deed from Surindra Pal, of record in Instrument No. 20160603-0056015, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Instrument No. 20001122-0115320, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Easement to BellSouth Telecommunications of record in Instrument No. 20010824-0091876, said Register's Office.**
3. **Declaration of Covenants, Conditions and Restrictions of Sterling Oaks, Phase III, of record in Instrument No. 20001214-0123042; and for Sterling Oaks of record in Book 10951, Page 547, and amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee.**
4. **By-Laws of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123043, and By-Laws of record in Book 10951, Page 590, Register's Office for Davidson County, Tennessee.**
5. **Subject to Charter of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123041, and Charter of Sterling Oaks of record in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.**
6. **Subject to miscellaneous subdivision easements set forth in an Instrument of record in Book 7121, Pages 177, 181, and 185, and in Book 7250, Page 761, Book 7573, Page 231, and Book 2240, Page 167, Book 2927, Page 75 as corrected in Book 2996, Page 487 and Book 1174, Page 37, Book 1205, Page 17, Book 9474, Page 745, said Register's Office.**
7. **Rule regarding Enforcement of governing documents in Instrument No. 20130419-0039232, Register's Office for Davidson County, Tennessee.**

The property conveyed herein is not the place of residence of the Grantor

This is improved property, known as **5928 Westheimer Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their his 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 **23rd** day of **January, 2020.**

Mohan K. Tailor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Mohan K. Tailor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2020.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21