Karen Johnson Davidson County
Batch# 359986 DEEDWARR
02/19/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200219-0018379

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0131

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandeep Chhabra and Shalini Chhabra 1803 Broadway 301 Nashville, TN 37203	CMG Mortgage, Inc dba CMG Financial 3160 Crow Canyon Road Suite #400 San Ramon, CA 94583	092-16-0D-301.00-C

WARRANTY DEED

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, I/WE,

Edward Carringer Spangler and Anne Louise Spangler, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandeep Chhabra and Shalini Chhabra, a married couple

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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 301 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee. Said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .84% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with parking stalls #21, #88 and #84.

Being the same property conveyed to Edward C. Spangler unmarried and Anne L. Sewell, unmarried joint tenants with right of Survivorship by Warranty deed from Jerry Turner Sewell and Georgia Lncy Gwin Sewell, Trustees of the 1994 Jerry Turner Sewell and Georgia Lucy Gwin Sewell Revocable Trust dated March 25, 1994 of record in Instrument No. 20140702-0058215 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 02, 2014.
Anne L. Sewell, now known as Anne Louise Spangler.

Being also known as 1803 Broadway 301 301 Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway 301, Nashville, TN 37203

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of February, 2020.

Edward Carringer Spangler

Anne Louise Spangler

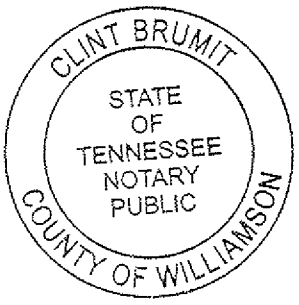
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Carringer Spangler and Anne Louise Spangler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of February, 2020

Notary Public
My Commission Expires: 11/19/23

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, 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.

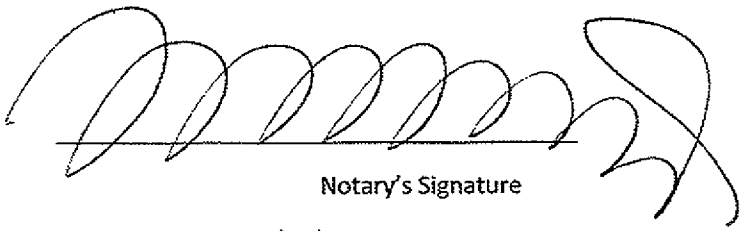


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

