WARRANTY DEED

Karen Johnson Davidson County
Batch# 367492 DEEDWARR
03/05/2020 10:03:44 AM 2 pgs
Fees: $13.00 Taxes: $725.20

20200305-0024685

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pankaj Shirish Bhatt and Parulben Himanshu Joshi	Pankaj Shirish Bhatt	163-16-0D-011.00
(NAME)	(NAME)	
5878 Monroe Xing	5878 Monroe Xing	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pankaj Shirish Bhatt and Parulben Himanshu Joshi, husband and wife,** hereinafter called the GRANTEES, 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/Lot 11 of Centerview at Provincetown, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Centerview at Provincetown, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941 and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc on October 23, 2019 and recorded in Instrument Number 20200305-0024684, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon

the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any, and all easements for public utilities.

Easement of record in Instrument Number 20120228-0012172, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☑ property, known as 5878 Monroe Xing, Antioch, TN 37013

(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 we do 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 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 hands this 28th day of February, 2020.

Lake Forest Homes, Inc.

Jennifer R. Pierce Authorized Agent

by: Jennifer R. Pierce, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jennifer R. Pierce , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be an Authorized Agent of Lake Forest Homes, Inc. and that she as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as an Authorized Agent of Lake Forest Homes, Inc.

WITNESS my hand and seal this 28th day of February, 2020.

CR

Notary Public _____

My Commission Expires: 9-20-2022

File No.: 202002009

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY