32948-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 368374 DEEDWARR
03/06/2020 09:40:35 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200306-0025347

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Neil Dilip Amin	**CapStar Bank**	**103-08-0-B-401-00.CO**
401 Sloan Road	**2002 Richard Jones Rd, Ste 300-A**	
Nashville, TN 37209	**Nashville, TN 37215**	

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, WE,

Whitney A. Gutgsell, an unmarried woman

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

Neil Dilip Amin, an unmarried 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:

BEING Unit No. 401 of Building "C" on the Plan of Parklane Condominiums, Phase IV, as shown as Exhibit "B" to the Master Deed of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, and to which exhibit to the Master Deed reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Whitney A. Gutgsell, an unmarried woman, by Warranty Deed dated July 21, 2017, from Lynette A. Garbonola, unmarried, of record in Instrument No. 20170724-0074572, Register's Office for Davidson County, Tennessee.

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

1. **The Plan as shown on Exhibit "B" to the Master Deed of record in Book 7646, Page 264, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Charter of The Parklane Homeowners Association, Inc., of record in Book 7710, Page 305, and Articles of Amendment to Charter of record in Book 7895, Page 173, said Register's Office.**
3. **Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019394, Register's Office for Davidson County, Tennessee.**
4. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **401 Sloan Road, Nashville, TN 37209**

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 **4th** day of **March, 2020.**

Whitney A. Gutgsell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Whitney A. Gutgsell,** 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 **4th** day of **March, 2020.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21