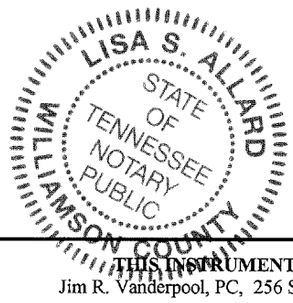
Karen Johnson Davidson County
Batch# 404168 DEEDWARR
05/21/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200521-0052884

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$359,900.00~~ $ 340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1665LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kashish Goel and Nidhi Gupta		
7618 Leveson Way		173 09 0A 020.00
Nashville, TN 37211		

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,

WILLIAM H. MORRIS. III AND ANNE MARIE MORRIS, HUSBAND AND WIFE

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

KASHISH GOEL AND NIDHI GUPTA, HUSBAND AND WIFE

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. 54 on the Plan of Section One, Lenox Village, of record in Instrument Number 20020319-0033866, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Morris, III and Anne Marie Morris,III*, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20030804-0110004, in the Register's Office of Davidson County, Tennessee, dated July 29, 2003 and recorded on August 04, 2003.

*Anne Marie Morris was erroneously referred to as Anne Marie Morris, III in the warranty deed of record in of record in Instrument No. 20030804-0110004 in the Register's Office of Davidson County, Tennessee, dated July 29, 2003 and recorded on August 04, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE LENOX VILLAGE, as recorded in Instrument No. 20020319-0033866 .

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in ; also 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.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemental Declarations recorded in Instrument No(s). 20021226-0158458, 20080326-0030439.

6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No(s). 20010918-0100850; 20011106-0121932; 20011129-0130322.

7. Easement for Access, recorded in Instrument No. 20010103-0000902.

8. Easement for Water Mains and Appurtenances, recorded in Instrument No. 20011112-0123853.

9. Easement for Gross and Right-of-Way, recorded in Instrument No. 20130626-0065783.

10. Storm water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

11. Title to that portion of the land lying below the ordinary low water mark of the Mill Creek.

12. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

13. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

This is improved property known as 7618 Leveson Way, 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 in 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 our hand on the 24 day of March, 2020.

William H. Morris. III

Anne Marie Morris

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ~~WILLIAMSON~~ COBB

Personally appeared before me, a Notary Public of said County and State, WILLIAM H. MORRIS. III AND ANNE MARIE MORRIS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Marietta, (city) GA, (state), this 24 day of March, 2020.

Notary Public

My Commission Expires: 5-23-20

TANNI GIBSON
Notary Public - State of Georgia
Cobb County
My Commission Expires May 23, 2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23