WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073345 DEEDWARR
11/20/2023 09:11:42 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20231120-0090065

File #23-TC-1915-PARK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2023.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig Martin	Modern Mortgage Lending, Inc.	
(NAME)	(NAME)	
1915 Warfield Drive	30070 Temecula Parkway, Suite 201	**131 02 2E 001.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Temecula, California 92592	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABHINAV SAXENA AND LAUREN B. SAXENA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG MARTIN, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1917 A and B Warfield, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1917 A and B Warfield, a Horizontal Property Regime, of record in Instrument No. 20150513-0043897, as amended in Instrument No. 20160616-0061293, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Abhinav Saxena and Lauren B. Saxena, husband and wife, by Warranty deed from Alaina J. Brown and Justin G. Brown, wife and husband, of record in Instrument No. 20190702-0064729, in the Register's Office of Davidson County, Tennessee, dated June 27, 2019 and recorded on July 02, 2019.

This conveyance is subject to:

* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colonial Heights, as recorded in Plat Book 1130, Page(s) 102.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150513-0043897, as Amended in Instrument No. 20160616-0061293.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1430, Page 429.
* Quitclaim Deed of Correction conveying to the Homeowners' Association of 1917 A and B Warfield, A Horizontal Property Regime with Private Elements for the exclusive use and benefit of Alaina J. Brown and Justin G. Brown, wife and husband, of record in Instrument No. 20180427-0040010, in the Register's Office of Davidson County, Tennessee.
* Rights of others in and to the use of the common areas as shown on map recorded in Davidson County, Tennessee, and as contained in Covenants, Reservations, Easements, and Restrictions.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1915 Warfield Drive, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th day of November, 2023.

Abhinav Saxena

L Saxena

Lauren B. Saxena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2023, before me personally appeared Abhinav Saxena, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of November, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2023, before me personally appeared Lauren B. Saxena, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of November, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
~~Carney Title, LLC~~
~~400 Overbeck Lane, Suite 101~~
~~Nashville, TN 37204~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064