WARRANTY DEED



Davidson County DEEDWARR
Recvd: 01/25/06 10:55 2 pgs
Fees:13.00 Taxes:680.80



20060125-0009441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Julie Coore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY 2006

Notary Public

MY COMMISSION EXPIRES: 9-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
BHASKAR C. REDDY & TANUJA REDDY	Bhaskar C. Reddy	92-16-C-
(NAME) 807 18th Avenue South Condo 114	13 Annandale	114.00CO
(ADDRESS) NASHVILLE, TN 37203	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Alessandro Rustioni, a single man

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

Bhaskar C. Reddy and Tanuja Reddy,

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 Unit No. 114 on the Plan of 807 Eighteenth Avenue Condominiums, as established by the Master Deed Establishing 807 Eighteenth Avenue Condominiums of record in Instrument # 20041130-0142098, as amended in Instrument #20041216-0149823, Instrument # 20050504-0050222, Instrument # 20051123-0142078 and Instrument # 20060109-0003220, Register's Office for Davidson County, Tennessee, and further described in Condominium Exhibit as Exhibit "E" to the Master Deed and to which plan reference is hereby made for a more complete description thereof.

Parking Space # 19 is included as an appurtenance to this Unit in the Third Amendment to the master Deed of recor din Instrument No. 20051123-0142078, Register's Office for Davidson county, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Alessandro Rustioni by Warranty Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, of record in Instrument No. 20060109-0003028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 807 18th Avenue south Condo # 114, Nashville, TN 37203
(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 t

he singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of JANUARY 2006.

ALESSANDRO RUSTIONI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 23RD day of January 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALESSANDRO RUSTIONI, unmarried, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January 2006. Commission expires:

Notary Public

MONTE POE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY