WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/12 14:02 2 pgs
Fees:13.00 Taxes:444.00
20120409-0030132

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

12-04-002

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of April, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ALEX TRENT	"NEW OWNER"	105-14-B
(NAME) 2304 Elliott Ave, Apt 201	(NAME)	5.00CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAMESH KHURANA and wife, ARUNA KHURANA and ANJLEE KHURANA, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALEX TRENT, a single man**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, for a more complete Identification and description of such Unit.

BEING the same property conveyed to RAMESH KHURANA and wife, ARUNA KHURANA, as to an undivided 99% interest (the "Entirety Interest") and Anjlee Khurana, as to an undivided 1% interest (the "Individual Interest,") the said Entirety Interest and Individual Interest, as they relate to each other being held as joint tenants with right of survivorship, by Warranty Deed from ELLIOTT AVENUE PARTNERS, LLC a Tennessee limited liability company, of record in Instrument No. 20050808-0093300, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ELLIOTT AVE CONDOS, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2304 Elliott Ave, Apt 201, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 9th day of April, 2012

RAMESH KHURANA

BY: Ramesh Khurana by
ANJLEE KHURANA, ATTORNEY IN FACT

ARUNA KHURANA

BY: Aruna Khurana by
ANJLEE KHURANA, ATTORNEY IN FACT

ANJLEE KHURANA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANJLEE KHURANA**, the bargainor(s), with whom I am personally acquainted or proved to me 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 Nashville, Tennessee, this 9th day of April, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of April, 2012, before me personally appeared **ANJLEE KHURANA**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **RAMESH KHURANA and ARUNA KHURANA** and acknowledged that she executed the same as the free act and deed of the said **RAMESH KHURANA and ARUNA KHURANA.**

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

ANJLEE KHURANA, AFFIANT

Sworn to and subscribed before me this 9th day of April, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make 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 to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that the foregoing electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY