

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2013.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20130035851 DEEDWARR
Recvd: 05/01/13 09:40 2 pgs
Fees:13.00 Taxes:1628.00
20130501-0043415

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Lutz	New Owner	**092-16-0-E-070.00CO**
900 20th Ave, South Unit 906		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rishab P. Jaju, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Lutz and Alethea Anderson Lutz, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 906, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 27 and 28, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed to Rishab P. Jaju by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20090309-0020560, Register's Office for Davidson County, Tennessee, dated February 26, 2009, and recorded on March 9, 2009.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

Non-vested spouse, Suruchi Ajmera Jaju, joins in this instrument for the purposes of conveying any and all marital rights of subject property.

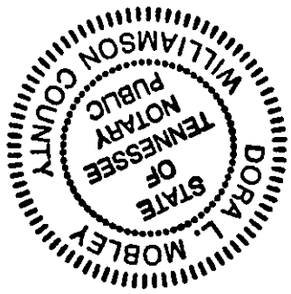
This is improved (__X__) unimproved (____) property known as 900 20th Ave, South Unit 906, Nashville, TN 37212.

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 HANDS EFFECTIVE AS OF April 26, 2013:

Rishab P. Jaju

Suruchi Ajmera Jaju



STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Rishab P. Jaju, the within named Grantor(s), and Suruchi Ajmera Jaju, non-vested spouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of April, 2013.

My Commission Expires: 6-5-16

Notary Public

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 26th day of April, 2013.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 26th day of April, 2013.

My Commission Expires:_____

Notary Public

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