Davidson County	**DEEDWARR**
Recvd: 08/28/14 15:39	**2 pgs**
Fees:13.00 Taxes:1069.30	
20140828-0078893	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shikshit N. Parikh and Saurin S. Parikh, husband and wife	New Owner	104-04-0E-
(NAME) ~~1101 18th Avenue S #604~~ →	(NAME) 25 Oak Ridge Ln.	604.00CO
(ADDRESS) ~~Nashville 37212~~ →	(ADDRESS) Milford, CT 06461	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Nine Thousand And No/100 Dollars ($289,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tara Ramachandra, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shikshit N. Parikh and Saurin S. Parikh, 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 604, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parking space Number 27 is included as an appurtenance to this unit. 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 Tara Ramachandra, a single woman, and Srinivas R. Ramachandra, a married man, as joint tenants with rights of survivorship by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company dated July 1, 2009, of record in Instrument No. 20090707-0063074, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Tara Ramachandra by Quitclaim Deed from Srinivas R. Ramachandra dated November 8, 2011, of record in Instrument No. 20111116-0089583, Register's Office for Davidson County, Tennessee.

File Number: GRN-141201

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue S #604, 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 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, has 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 the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 2014.

X _____
Tara Ramachandra

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Tara Ramachandra, a single womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2014.

_____
Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017