BILL GARRETT, Davidson County
Trans:T20150036049 DEEDWARR
Recvd: 05/11/15 09:09 2 pgs
Fees:13.00 Taxes:839.53
20150511-0042656

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,900.00

Affiant

Subscribed and sworn to before me this 8TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:
SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ananda Rakhit and Madumita Rakhit, husband and wife	Same as new owner	104-09-0-G-007.00CO
107 West End Place (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Laura Covington, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ananda Rakhit and Madumita Rakhit, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 7, LOCATED ON THE LOWER FLOOR OF BUILDING NO. A, WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS), AS SHOWN IN EXHIBIT B TO THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS) OF RECORD IN BOOK 6809, PAGES 610-620, AND AMENDED IN BOOK 9992, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO OF 1.06078 PER CENT AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED AND BYLAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS) OF RECORD IN BOOK 6809, PAGE 569, AS AMENDED IN BOOK 9992, PAGE 744, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO LAURA COVINGTON, UNMARRIED, BY DEED FROM JOHN NUESE OF RECORD IN INSTRUMENT NO. 20060214-0017547 AND RE-RECORDED IN INSTRUMENT NO. 20060502-0050410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 107 West End Place, Nashville, TN 37205
(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 the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of May, 2015.

WARRANTY DEED
(Continued)

Laura Covington

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Covington, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Signature Title Services, LLC
1517 Hunt Club Blvd., Ste. 200
Gallatin, TN 37066