WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/15 14:34 2 pgs
Fees:13.00 Taxes:1132.20
20151005-0101273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prithvi Gummi	Prithvi Gummi	081084N00100CO
(NAME)	(NAME)	
1715 6th Avenue N #A	1716B 6th Ave. No.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mason J. Herron and wife, Emily C. Herron, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Prithvi Gummi, an unmarried man, 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:

A parcel of land in Davidson County, Tennessee, being Unit A as shown on the site plan of "Herron Townhomes 1715 6 Avenue North" recorded th as Exhibit "B" in the "Declaration of Covenants, Conditions and Restrictions for Herron Townhomes A Horizontal Property Regime with Private Elements" of record in Instrument No. 20150324-0025373 and amended in Instrument No. 20150625-0060891 Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Mason J. Herron and wife, Emily C. Herron by Deed dated August 22, 2013, from Carl J. Strassle and wife, Sandra Strassle of record in Instrument 20130827-0090224, Register's Office for Davidson County, Tennessee.

Commonly known as: 1715 6 Avenue N. Unit A, Nashville, TN 37208
Parcel ID: P/O 081 080 424.00

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

unimproved ☐

This is improved ☑ property, known as 1715 6th Avenue N, Unit A, Nashville, TN 37208
(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 our hands this 2nd day of October, 2015.

Mason J. Herron

Emily C. Herron
By: _____
Mason J. Herron, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mason J. Herron ~~and Emily C. Herron~~**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

State of Tennessee
County of Davidson

On this 2nd day of October, 2015, before me, a notary public, of the State and County aforesaid, personally appeared Mason J. Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for the within named bargainor, Emily C. Herron and that Mason J. Herron as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Emily C. Herron himself as Attorney in fact.

Witness my hand and official seal this the 2nd day of October, 2015.

Notary Public

Power of Attorney recorded simultaneously herewith.

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

CERTIFICATION

I 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.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 5 day of october, 2015
personally appeared before me, a notary public for this county and state, Christy j Lannom
who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019