WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/16 15:37 3 pgs
Fees:18.00 Taxes:1219.89
20160219-0016191

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Batiwalla and Nevin Batiwalla	CMG Financial	091090L00100CO
(NAME)	(NAME)	
615A Eastboro Drive	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Nine Thousand Seven Hundred And No/100 Dollars ($329,700.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Scott, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Batiwalla and Nevin Batiwalla, wife and husband**, 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:

Property situated in Davidson County, Tennessee, being Unit A, of 615 Eastboro Cottages, a horizontal property regime with private elements, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150203-0010179, Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to John Wesley Perry and wife, Mary Mildred Perry by Installment Deed from M.L. Levitan and wife, Rose F. Levitan dated February 4, 1969 and recorded January 14, 1971 in Book 4473, Page 579, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John Wayne Perry and wife, Mary Ann Perry by Quitclaim Deed from David B. Herbert, Trustee dated April 15, 1980 and recorded April 21, 1980 in Book 5592, Page 586, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-155936SSO

Further being a portion of the same property conveyed to Bradley Scott, LLC by Warranty Deed from John Wayne Perry and wife, Mary A. Perry dated July 25, 2014 and recorded August 11, 2014 as Instrument No. 20140811-0072458, in said Register's Office for Davidson County, Tennessee.

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 615A Eastboro Drive, Nashville, TN 37209

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 .

Bradley Scott, LLC

BY: _____
Scott Troxel

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Troxel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member, and is authorized to execute the instrument on behalf of Bradley Scott, LLC, the within named bargainor, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as member.

Witness my hand and official seal, this the 19th of February, 2016.

_____
Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-155936SSO

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY