Record & Return:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1570

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean R. Wilson 4221 New Hope Meadow Road Hermitage, TN 37076	NEW OWNER	43-13-A-57.00

BILL GARRETT, Davidson County
Trans:T20160037932 DEEDWARR
Recvd: 05/06/16 13:28 2 pgs
Fees:13.00 Taxes:152.81
20160506-0045173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$41,300.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ay Rentals, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sean R. Wilson,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being known and designated as all of Apartment Unit No. 5-9, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to AY Rentals, LLC by Warranty Deed from Troy D. Hunt, dated February 10, 2016, recorded February 16, 2016, of record in Instrument No. 20160216-0014549, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Troy D. Hunt by Warranty Deed from R. Douglas Bain and wife, Patricia H. Bain, dated December 28, 2001, recorded January 4, 2002, of record in Instrument No. 20020104-0001576, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **323 Forrest Park Road, Unit 5-9, Nashville, TN 37115**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 on the 2 day of **May, 2016**.

Ay Rentals, LLC

By: _____
Kawarjit R. Chandyok, Managing Member

STATE OF NEW YORK
COUNTY OF ORANGE

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kawarjit R. Chandyok**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Managing Member** of **Ay Rentals, LLC**, the within named bargainor, a Tenneesee limited liability company, and that he/she as such **Managing Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee limited liability company by him/herself as **Managing Member**.

Witness my hand and Official Seal this the 2 day of **May, 2016**.

_____
Notary Public
My Commission Expires:

DEBRA A. MCCARRON
Notary Public, State of New York
No. 01MC4890860
Qualified In Orange County
Commission Expires June 15, 2019.