FileBox 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20160054201 DEEDWARR
Recvd: 06/24/16 14:50 2 pgs
Fees:13.00 Taxes:1180.30
20160624-0064856

W & I Ref: (RF) Title No.: 58433
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vijay K. Pavuluri 3314 West End Ave., #204 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 104060B20400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah V. Nichols, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vijay K. Pavuluri and Siva K. Pavuluri, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 of West End Park Condominium (formerly known as The Park Road Condominium), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 390 amended in Instrument No. 20110617-0046583, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being property conveyed to Sarah V. Nichols by Special Warranty deed from Fannie Mae a/ka Federal National Mortgage Association, dated April 15, 2011 and recorded on June 17, 2011 of record in Instrument No. 20110617-0046583, Register's Office for Davidson County, Tennessee.

Ivan Foster, spouse of Sarah V. Nichols joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 104060B20400CO.
The Plan, with Owner's Certificate, of record in Book 5200, page 390, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the provisions of the condominium Master Deed of record in Book 5845, page 831 amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094, Instrument No. 20140627-0056472, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 3314 West End Avenue, # 204, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2016.

Sarah V. Nichols

Ivan Foster

State of Tennessee

County of Davidson

On this 23rd day of June, 2016, before me the undersigned authority, personally appeared Sarah V. Nichols and Ivan Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $319,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2016.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018