Davidson County DEEDQC
Recvd: 11/03/16 08:54 3 pgs
Fees:17.00 Taxes:0.00
20161103-0116225

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 27th day of October 2016. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Anupam Paul & Swati Raychowdhury 511 B North 17th St. Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Parcel ID No. 083060I00100CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON J. ELKINS and SAMARA E. ORKIN N/K/A SAMARA ELKINS, HUSBAND AND WIFE,** ("Grantors"), by these presents, do hereby quitclaim and convey unto **ANUPAM PAUL AND WIFE, SWATI RAYCHOWDHURY,** and their successors and assigns ("Grantees"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, of record in Instrument No. 20130903-0092539, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130903-0092539, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to BRANDON J. ELKINS by deed from MARTHA A. MANCINELLI and ENRIQUE D. SCALA, of record in Instrument No. 20140902-0079747, dated August 29, 2014, said Register's Office. Being further conveyed from BRANDON J. ELKINS by quitclaim deed to BRANDON J. ELKINS and SAMARA E. ORKIN, of record in Instrument No. 20160609-0058499, said Register's Office.

This is improved property, known as: **511 A North 17th St., Nashville, TN 37206**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27 day of October, 2016.

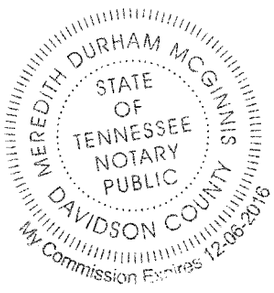
BRANDON J. ELKINS

SAMARA E. ORKIN N/K/A
SAMARA ELKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **BRANDON J. ELKINS AND SAMARA E. ORKIN N/K/A SAMARA ELKINS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of October, 2016.



Notary Public

My Commission Expires: 12/6/16

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Williamson

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

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).