WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009391 DEEDWARR
Recvd: 02/01/17 11:11 2 pgs
Fees:13.00 Taxes:758.13
20170201-0010657

R-VRES-17-3308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

M L Brun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-24-19
(AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Nicole McCoy and Jon Mather Livezey	NEW OWNER	
(NAME)	(NAME)	**104-6-F-6.00CO**
3308 Long Boulevard #B2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHINMAY P. SOMAN AND WIFE, UMA C. SOMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER NICOLE MCCOY, UNMARRIED AND JON MATHER LIVEZEY, UNMARRIED, TENANTS IN COMMON,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B-2, as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125, amended in Book 6359, Page 510, Book 6365, Page 587 and Book 10215, Page 26, all in the Register's Office for Davidson County, Tennessee, and made subject to all covenants and restrictions set forth therein, together with an undivided interest as tenant in common with all other owners in the Common Elements appurtenant thereto as set forth in said Amendment to Master Deed of record in Book 6359, Page 510 referenced herein, and together with an undivided percentage interest as tenant in common with certain other unit owners in the Limited Common Elements appurtenant thereto as set forth in Second Amendment to Master Deed of record in Book 6365, Page 587, said Register's Office and also referenced herein. Said Unit B-2 is also depicted on the Plan of Longview Condominiums of record in Plat Book 6200, Page 95 and Plat Book 6200, Page 101, said Register's Office.

Being the same property conveyed to Chinmay P. Soman and wife, Uma C. Soman by Warranty Deed from Victoria Megan Brodbine Williams, a married person, recorded May 17, 2012 in Instrument No. 20120517-0042960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 6200, Page 95 and Plat Book 6200, Page 101, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Survey of record in Plat Book 2133, Page 98, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Book 6290, Page 125, Book 6359, Page 510, Book 6365, Page 587 and Book 10215, Page 26, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 6290, Page 159, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6303, Page 129, Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 2202, Page 206, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3308 Long Boulevard #B2, Nashville, Tennessee 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 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 GRANTEE(S), 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 the 31st DAY OF JANUARY, 2017.

Chinmay P. Soman

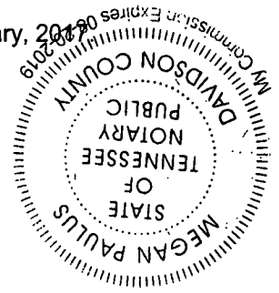
Uma C. Soman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHINMAY P. SOMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

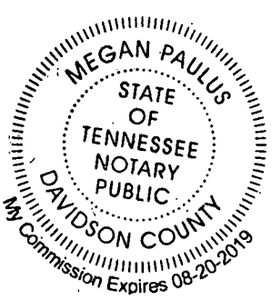


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RETURN TO:
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