WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF FEBRUARY, 2017,

Notary Public

MY COMMISSION EXPIRES: 9/7/20
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170019438 DEEDWARR
Recvd: 03/07/17 09:58 2 pgs
Fees:13.00 Taxes:891.70
20170307-0022317

JERI SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Prabhakara Reddy Tukivakala	New Owner	092 16 0D 609.00
(NAME)	(NAME)	
1803 Broadway, Unit 609		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-One Thousand And No/100 Dollars ($241,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Juile Ann Sidhu, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Prabhakara Reddy Tukivakala, an unmarried person**, 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:

Land Lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 609 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set for in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #196.

Being the same property conveyed to Juile Ann Sidhu, married by Warranty Deed from Adam Charles Watts and wife Melanie Watts, formerly known as Melanie Yarcusko dated July 25, 2007 and recorded

File Number: FRN-170218SSO

August 6, 2007 as Instrument No. 20070806-0093007, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or her spouse, Upinderjit Sidhu.

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 1803 Broadway, Unit 609, 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 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 16th day of February, 2017

Juile Ann Sidhu

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Sarasota

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Juile Ann Sidhu, a married person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2017.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC
MECHELE A. LEONARD
Notary Public, State of Florida
Commission # FF 47636
My comm. expires Aug. 22, 2017

File Number: FRN-170218SSO