Prepared by:
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BILL GARRETT, Davidson County
Trans:T20170034660 DEEDWARR
Recvd: 04/25/17 10:21 2 pgs
Fees:13.00 Taxes:1572.50
20170425-0040366

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April 2017.

Notary Public Carmen Coats
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward S. Guthrie 807 Meadowbrook Dr. Scottsboro, AL 35768	New Owner	082-13-OD-203.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Batiwalla and Nevin Batiwalla, wife and husband hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Edward S. Guthrie and Ruth Guthrie, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 203, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record in Instrument No. 20061019-0129740 and amended in Instrument No. 201105090035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary Batiwalla by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20131018-0108971 Register's Office for Davidson County, Tennessee. Mary Batiwalla conveyed interest to Mary Batiwalla and Nevin Batiwalla by Quitclaim deed of record in Instrument No. 20140422-00033686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20061019-0129740 and amended in Instrument No. 20110509-0035408.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code

Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Germantown Madison Square Condominiums 3) Charter for Germantown Madison Square Condominiums Homeowner's Association, Inc. of record in Instrument No. 20060929-0120772.

This property is improved property known as 508 Madison St. #7, Nashville, Tennessee 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21 day of April, 2017.

Mary Batiwalla

Nevin Batiwalla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/17
FILE NO: 09936