6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035386 DEEDWARR
Recvd: 04/27/17 08:31 2 pgs
Fees:13.00 Taxes:1535.50
20170427-0041216

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017.

Notary Public

My commission expires: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary Williams **Valerie Williams**	Zachary Williams	**Map 092-16-0-E Parcel 092.00co**
900 20th Avenue South Apt 1007	900 20th Avenue South, Apt 1007	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	

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, WE,

Sumanth M. Jayaraman, unmarried, and Adhilakshmi Jayaraman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Williams and Valerie Williams, joint tenants with right of survivorship

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 in Davidson County, Tennessee, being Unit No. 1007 together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and as amended.

Also conveyed and quitclaimed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space Number 209 and Storage Space Number 110 defined in the Master Deed and as amended.

Being the same property conveyed to Sumanth M. Jayaraman, unmarried and Adhilakshmi Jayaraman, married, as joint tenants with the right of survivorship, by Deed dated November 6, 2009 from Dale K. Johnson, Jr., a married man, of record in Instrument No. 20091106-0103110, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of Adhilakshmi Jayaraman or her spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed shown in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia Condominiums, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, said Register's Office. (3) Charter of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee. (4) All matters shown on the Boundary Plat of record in Instrument No. 20080529-0054570, said Register's Office. (5) Boundary Line Agreement of record in Book 9412, Page 677, said Register's Office. (6) Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **900 20th Avenue South Apt 1007, Nashville, Tennessee 37212**

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 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 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 my/our hand(s) this **21st** day of **April, 2017.**

Sumanth M. Jayaraman

Adhilakshmi Jayaraman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sumanth M. Jayaraman and Adhilakshmi Jayaraman,** the within named sellers, 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 Nashville, Tennessee, this **21st** day of **April, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017