WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

P-RR-17-1520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-30-19

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Sweeti B. Jain and Anuj K. Jain	Synovus Bank	
(NAME)	(NAME)	**072-14-3P-001.00-CO**
1520 Ward Avenue	2004 Lakeshore Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ULO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SWEETI B. JAIN AND ANUJ K. JAIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/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 No. 1520A, as shown on the Declaration of Covenants, Conditions and Restrictions for Ward Avenue Townhomes, of record in Instrument No. 20160614-0060154, Register's Office for said County, to which reference is hereby made for a more complete description.

Being portion the same property conveyed to ULO Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Equity Rust Company dba Sterling Trust Custodian FBO Realty and Investments Management, LLC Acct. Q10605 of record in Instrument No. 20160614-0060056 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 14, 2016.

This conveyance is subject to:
- All matters shown on Plan of record as Instrument No. 20111209-0096240;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160614-0060154;
- HOA Charter of record in Instrument No. 20160628-0065595, Register's Office for Davidson County, Tennessee.; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1520 Ward Avenue , Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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.

BILL GARRETT, Davidson County
Trans:T20170037966 DEEDWARR
Recvd: 05/04/17 12:06 2 pgs
Fees:13.00 Taxes:1653.90
20170504-0044326

Witness my/our hand(s) this the 3rd DAY OF MAY, 2017.

ULO Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Jason Lincoln
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Lincoln, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of ULO Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2017.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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