WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046364 DEEDWARR
Recvd: 06/01/17 10:21 2 pgs
Fees:13.00 Taxes:1591.00
20170601-0054338

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2021

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Cox and Gretchen S. Cox	SAME	
(NAME)	(NAME)	
807 3rd Avenue North		82-13-E 129 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NEERU KAUSHIK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS P. COX AND GRETCHEN S. COX, HUSBAND AND WIFE,** 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 Lot No. Unit 129 of District Lofts, a Condominium Development, as established by Master Deed of record in Instrument No. 20080104-0001256, as amended in Instrument no. 20080609-0059308 and Surveyor's Certificate of Correction of record in Instrument No. 20080111-0003637, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Neeru Kaushik, unmarried, by deed dated May 29, 2009 from Andrew Mumma and wife, Kimberly J. Mumma, of record in Instrument No. 20090609-0053351, Register's Office for Davidson County, Tennessee. Neeru Kaushik has since married

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This has never been the marital residence of the Grantor herein.

This is improved x property, known as 807 3rd Avenue North, Nashville, TN 37201 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 26 day of May, 2017

NEERU KAUSHIK

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

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

Witness my hand and official seal this 26th day of May, 2017.

PETER TAN
COMM # 2154661
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires June 20, 2020

Notary Public