Davidson County	DEEDWARR
Recvd: 06/29/17 15:06	3 pgs
Fees:18.00 Taxes:1073.00	
20170629-0065668	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES 11/1/20

COLBIN PHARRIS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-01-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3650B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jackie Lynn Baxter and Cynthia Ann Baxter	New Owner	092-16-0D-230.00-CO
1803 Broadway Apt 230		
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHARMILA MAJUMDAR AND RAHUL R. PRASAD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACKIE L. BAXTER AND CYNTHIA ANN BAXTER, 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, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 230 of The Bristol on Broadway, a condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit C to Said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sharmila Majumdar and Rahul R. Prasad by Warranty deed from Charles D. McCrary and wife, Phyllis B. McCrary of record in Instrument No. 20141222-0116711 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on December 22, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1803 Broadway Apt 230, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 23rd day of June, 2017.

Sharmila Majumdar by J. C., Attorney in Fact

Sharmila Majumdar

By: Carlton Drumwright, Attorney-In-Fact

Rahul R. Prasad by J. C., Attorney in Fact

Rahul R. Prasad

By: Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Sharmila Majumdar and Rahul R. Prasad, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Sharmila Majumdar and Rahul R. Prasad.

Witness my hand and official seal, this 23rd day of June, 2017.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 17-3650B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY