PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170066206 DEEDWARR
Recvd: 08/02/17 08:58 2 pgs
Fees:13.00 Taxes:1295.00
20170802-0078361

W & I Ref: () Title No.: 59127
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rithu Joseph Laila Cherian 4215 Harding Pike, #908 Nashville, TN 37205	new owners

TAX MAP PARCEL NUMBERS: 103160B10300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Wesley Grantham and M. Beth Grantham, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rithu Joseph, married and Laila Cherian, unmarried, as Tenants in Common with Rights of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 908 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to D. Wesley Grantham and wife, M. Beth Grantham by Warranty Deed from David L. Condra and David L. Condra, Trustee of the Cynthia Condra Snyder Trust and David L. Condra, Executor of the Norma L. Condra Estate, dated October 13, 2005 and recorded on October 17, 2005 of record in Instrument No. 20051017-0124689, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, to which plan reference is hereby made for a more complete description . The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, Instrument No. 20131217-0127081, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110301-0016521, said Register's Office.
Easement and Right of Entry Agreement to VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 908, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-17-4215

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2017.

D. Wesley Grantham — **D. Wesley Grantham**

M. Beth Grantham — **M. Beth Grantham**

State of Tennessee

County of Davidson

On this 31st day of July, 2017, before me the undersigned authority, personally appeared D. Wesley Grantham and M. Beth Grantham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2017.

Notary

My Commission Expires: 07/06/2020

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020