WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 08-03-20

(AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

PREPARED BY:
RETURN TO:
LANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rohit R. Venkat Sonnepal Venkat	NEW OWNER	092160d30200co
(NAME)	(NAME)	
1803 Broadway, Unit 302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Alan Thompson, Darlene Kay Thompson, husband and wife, Geoffrey G. Bergauer, and Karen K. Bergauer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rohit R. Venkat, unmarried and Sonnepal Venkat, married, as 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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 302 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under No. 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part thereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .84% interest in the Common Elements of The Bristol in Broadway Condominium.

Together with two parking stalls No. 85 & 89.

Being the same property conveyed to John Alan Thompson and Darlene Kay Thompson, husband and wife, and Geoffrey G. Bergaurer and Karen K. Bergauer, husband and wife, by deed of record in Instrument No. 20150610-0055012 , Register's Office for Davidson County, Tennessee. Karen K. Bergauer being one and the same as Karen L. Bergauer.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20170071968 DEEDWARR
Recvd: 08/18/17 12:56 4 pgs
Fees:23.00 Taxes:1295.00

20170818-0085146

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/our hands this 16th day of August, 2017.

John Alan Thompson

Darlene Kay Thompson

Geoffrey G. Bergauer

Karen K. Bergauer

State of Tennessee
County of Williamson

Personally appeared before me John Alan Thompson and Darlene Kay Thompson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2017.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Notary Public
My Commission Expires: _____

~~State of~~
~~County of~~

~~Personally appeared before me Geoffrey G. Bergaurer and Karen K. Bergauer , with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.~~

~~WITNESS my hand and seal this _____ Day of August, 2017~~

~~Notary Public~~
~~My Commission Expires: _____~~

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/our hands this 16th day of August, 2017.

John Alan Thompson

Darlene Kay Thompson

Geoffrey G. Bergauer

Karen K. Bergauer

~~State~~ of Tennessee
County of ~~Williamson~~

Personally appeared before ~~me~~ John Alan Thompson and Darlene Kay Thompson, with whom I am personally acquainted, and who acknowledged ~~that~~ they executed the foregoing instrument for purposes therein ~~contained~~.

WITNESS my hand and seal this 16th day of August, ~~2017~~

Notary Public
~~My~~ Commission Expires: _____

State of
County of

Personally appeared before me Geoffrey G. Bergaurer and ~~Karen K. Bergauer~~ , with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th Day of August, 2017 .

Notary Public
My Commission Expires: 06/18/2021

CARA HENKES
NOTARY PUBLIC
STATE OF WISCONSIN

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/our hands this 16th day of August, 2017.

John Alan Thompson

Darlene Kay Thompson

Geoffrey G. Bergauer

Karen K. Bergauer
L. KKB

~~State of Tennessee~~
~~County of Williamson~~

Personally appeared before ~~me~~ John Alan Thompson and Darlene Kay Thompson, with whom I am personally acquainted, and who acknowledged ~~that~~ they executed the foregoing instrument for purposes ~~therein contained~~.

WITNESS my hand and seal this ~~16th~~ 15 day of August, ~~2017~~

Notary Public
~~My Commission Expires:~~ _____

State of Arizona
County of Maricopa

Personally appeared before me ~~Geoffrey G. Bergauer~~ CE and Karen ~~K.~~ L. KKB Bergauer , with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 Day of August, 2017 .

Notary Public
My Commission Expires: 6-22-2020

Cody A Einerson
Notary Public
Maricopa County, Arizona
My Comm. Exp. 06-22-2020