THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,250.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017.

Stephanie Domé
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOMÉ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

BILL GARRETT, Davidson County
Trans: T20170078279 DEEDWARR
Recvd: 09/07/17 09:54 2 pgs
Fees: 13.00 Taxes: 1073.93
20170907-0091922

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hind Lal	new owners	MAP
2139 E. Acklen Avenue		PARCEL 104-11-0G-005.00-CO
Nashville, TN 37212		
(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, I, **Jose Medina, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hind Lal and Ragini Verma, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 5, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon, and relating to the property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jose Medina, unmarried by Warranty deed from J. Michael Strouse, unmarried of record in Instrument No. 20000703-0066127 Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 03, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2139 E Acklen Avenue, Nashville, TN 37212.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRS-17-21391E

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 the 31st day of August, 2017.

Jose Medina by R. L. Moore, Attorney-in-Fact

Jose Medina by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jose Medina**, as his Attorney in Fact, as the free act and deed of the within named **Jose Medina**.

Witness my hand and official seal this the 31st day of August, 2017.

My Commission expires 1-8-19

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019