THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave - Suite 540
Nashville, Tennessee 37203
P17-23943

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **340,000.00**.

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 6311 **DEEDWARR**
10/02/2017 10:34:28 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20171002-0100368

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brijraj Jhala and Benaifer Jhala, Trustees	NEW OWNER	
301 Demonbreun Street, Unit 1006,		093060A11900CO
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, **Babu Rao and wife, Asha Rao,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brijraj Jhala and wife, Benaifer Jhala, Co-Trustees of Jhala Joint Revocable Trust U/A/D April 17, 2015,**

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 Unit No. 1006, as shown on the plan of Encore, a Residential Condominium, a Horizontal Property Regime, filed as exhibit C to and established by the Master Deed of record as Instrument No. 20080225-0018429 and amended in Instrument No. 20111104-0086473 and 20111215-0097929, Register's Office For Davidson County, Tennessee and further subject to the Master Deed for the Master Condominium of record in Instrument No. 20080225-0018425, said Register's Office, together with an undivided percentage interest in the common area/elements appurtenant to said unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the unit owners, and the bylaws of the Association of owners.

Being the same property conveyed to Babu Rao and Asha Rao, husband and wife by Warranty deed from David Andrew Bryan and Kristen Leigh Bryan, heirs at law of Kay O. McConnell of record in Instrument No. 20131119-0119101 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 19, 2013.

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 IMPROVED property known as **301 Demonbreun Street, Unit 1006, Nashville, TN 37201.**

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 our hands this the 29th day of September, 2017.

Babu Rao

Asha Rao

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 **Babu Rao and Asha Rao** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2017.

My Commission expires: March 3, 2020

Notary Public

