Bill Garrett Davidson County
Batch# 22023 DEEDWARR
11/03/2017 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $2,108.63
20171103-0113137

WARRANTY DEED

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF November, 2017

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bhavani Dinakar.Prasad	Wells Fargo Bank,. N.A.	105-10-00-003.00-CO
(NAME)	(NAME)	
2007 Beech Avenue, Unit #3	5340 Kietzke Lane, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville TN	Reno, NV 89511	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Beech Avenue, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bhavani Dinakar.Prasad and wife, Suman Prasad, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County Tennessee, being decribed as follows:
Being Unit 3 on the Horizontal Property Regime for Beech Avenue Lofts, of record as Instrument No 201605190050358, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Beech Avenue, LLC by deed dated 02-23-2016 from Alden Horton, III and Juli Garner Horton, as tenants in common with joint rights of survivorship and filed of record in Instrument No. 20160223-0016945 in the Register's Office of Davidson County, Tennessee,

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	2007 Beech Avenue, Unit #3 Nashville TN				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 11/02/17.

Beech Avenue, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Beech Avenue, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Beech Avenue, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of November, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19