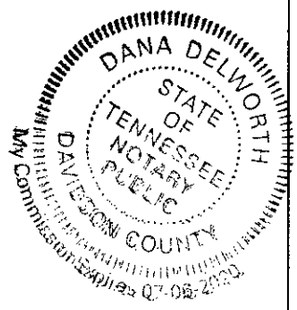
Bill Garrett Davidson County
Batch# 37030 DEEDWARR
12/14/2017 11:03:51 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20171214-0127532



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2017.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nishant Sukhavasi and Mansi Mithal	NEW OWNER	091-11-0Q-002.00-CO
803 48th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cathy McCallum d/b/a Adamantine, a Sole Proprietorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nishant Sukhavasi and Mansi Mithal, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4800 Indiana Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170125-0008082 and amended in Instrument No. 20170331-0031351, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Cathy McCallum, d/b/a Adamantine, a sole proprietorship, by Warranty deed from Edwin G. Kirkland and Marie B. Kirkland, husband and wife, of record as Instrument No. 20170109-0002280 in the Register's Office for Davidson County. Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-12-17803

SP 11/2015

This is improved property known as 803 48th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of December, 2017.

Cathy McCallum d/b/a Adamantine,
a Sole Proprietorship

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, Cathy McCallum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of December, 2017.

Notary Public

My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 30170354

SP 11/2015