This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1210

Bill Garrett Davidson County
Batch# 55092 DEEDWARR
02/05/2018 01:56:27 PM 2 pgs
Fees: $13.00 Taxes: $1,437.45
20180205-0011529

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $388,500.00

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2018

Notary Public
My Commission Expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sitaram Lingam Sudha Rani Lingam 26 Sonas Place Hayward, CA 94542	New Owner	104-02-4A-310.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Laura Greenspan, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sitaram Lingam and Sudha Rani Lingam, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 306, on the Plan of 3100 West End Circle, Building No. 2, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for 3102 West End Circle Condominiums, of record in Instrument No. 20050405-0037200, as supplemented and amended in Instrument No. 20060419-0044895; Instrument No. 20061018-0129536; Instrument No. 20150729-0074422; Instrument No. 20160415-0036024; and in Instrument No. 20170203-0011874, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of 3100 West End Circle, Building No. 2, appearing as Exhibit to said Master Deed, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Laura Greenspan, a single woman by Warranty Deed from Lucinda Bisney, unmarried, dated March 7, 2014, recorded March 10, 2014, of record in Instrument No. 20140310-0019917, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3100 West End Circle, Apt 306, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 2nd day of February, 2018.

GRANTOR:

Laura Greenspan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Greenspan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of February, 2018.



Notary Public
My Commission expires: 3/8/2021