WARRANTY DEED

Bill Garrett Davidson County
Batch# 58713 **DEEDWARR**
02/13/2018 01:53:24 PM 2 pgs
Fees: $13.00 Taxes: $342.25

20180213-0014300

Y-VRES-18-4261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vikas Jain	**New Owner**	
(NAME)	(NAME)	
190 Estrella Road		**075-06-0A-057.00-CO**
(ADDRESS)	(ADDRESS)	
Fremont, CA 94539		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NENR INVESTMENTS, LLC, 401K PROFIT SHARING PLAN FBO STEPHEN D. RUDD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIKAS JAIN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Lot No. 29A, Phase 4, in a Horizontal Property Regime as shown in Plat Book 6623, Page 628 of Hermitage Villas Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hermitage Villas Condominium of record in Book 6623, Page 595, in the 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; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to NENR Investments, LLC 401K Profit Sharing Plan FBO Stephen D. Rudd by Warranty deed from Samuel A. Rodriguez and Amparo G. Rodriguez, husband and wife of record in Instrument No. 20171207-0125172 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 07, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6623, Page 628 of Master Deed of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6623, Page 632, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 3460, Page 583, Book 3924, Page 25 and Book 3952, Page 881, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20171207-0125172 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4261 Nepal Dr, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF FEBRUARY, 2018.

NENR Investments, LLC, 401K Profit Sharing Plan FBO Stephen D. Rudd

BY: _____
Stephen D. Rudd
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared STEPHEN D. RUDD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of NENR INVESTMENTS, LLC, 401K PROFIT SHARING PLAN FBO STEPHEN D. RUDD, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 8th of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212