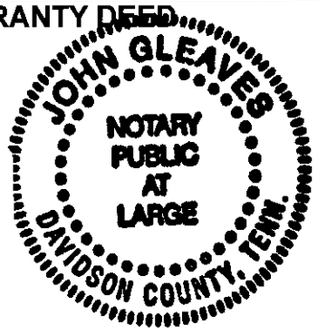
WARRANTY DEED



Bill Garrett Davidson County
Batch# 74892 DEEDWARR
03/29/2018 02:14:47 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20180329-0029575

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mehta Associates of TN, LLC	New Owner	064-13-0-F-002.00CO
(NAME)	(NAME)	
867 W Homestead Road		
(ADDRESS)	(ADDRESS)	
Sunnyvale, CA 94087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kristin Dick, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mehta Associates of TN, LLC, a Tennessee limited liability company, 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 B of The Cottages at 4410 Old Hickory Blvd., as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Cottages at 4410 Old Hickory Blvd., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160111-0002642, as amended in Instrument No. 20161014-0108928, 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 the same property conveyed to Kristin H. Knight, unmarried woman by Warranty Deed from Michael T. Polston, married, of record in Instrument No. 20161012-0107796, Register's Office for Davidson County, Tennessee, dated July 05, 2016 and recorded on October 12, 2016, being part of the same property conveyed to Michael T. Polston by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, of record in Instrument No. 20160111-0002641, Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on January 11, 2016, being part of the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA by Warranty Deed from The R. Leslie Charnock Living Trust established by the Revocable Trust Agreement of R. Leslie Charnock dated July 02, 2007, of record in Instrument No. 20150515-0044908, Register's Office for Davidson County, Tennessee, dated May 14, 2015 and recorded on May 15, 2015. The said Kristin H. Knight having since married. Now being known as Kristin Dick. The said Kristin H. Knight and Kristin Dick are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 4410 B Old Hickory Blvd, Old Hickory, TN 37138
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-BOT-18-4410B-H

File No.: 10521
TN Warranty Deed

Witness our hands this 28th day of March, 2018.

Kristin Dick

Jacob Dick

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristin Dick and Jacob Dick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public,

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019