WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

G-VRES-18-2846

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)
Rachel Hervatin	new owner	
(NAME) **2846 Woodlawn Drive**	Bill Garrett Davidson County Batch# 75900 **DEEDWARR** 04/03/2018 12:17:19 PM 2 pgs Fees: $13.00 Taxes: $1,563.25 20180403-0031091	**104-14-0F-001.00-CO**
(ADDRESS) **Nashville, TN 37215**		
(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, **TANAY PAREKH AND HOLLY FLETCHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL* HERVATIN, A SINGLE PERSON,** 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: *Elizabeth

Land in Davidson County, Tennessee, being Unit No. 1 on the Horizontal Property Regime for Woodlawn Court Condominiums, as shown on plat of record as Plat Book 6900, Pages 862 and 863 and as recorded in the Master Deed of record as Book 7792, Page 360, and amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Tanay Parekh and Holly Fletcher, husband and wife by Warranty Deed from Mary Rachel Brewer (formerly Mary Rachel Templeton) and Robert Russell Brewer, wife and husband of record in Instrument No. 20161213-0130315 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 13, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 862 and 863, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Court Condominium of record in Book 7792, Page 360 and amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Woodlawn Court Condominiums Association of record in Book 7794, Page 952 and amended in Book 8237, Page 335, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7264, Page 166, in the Register's Office for Davidson County, Tennessee.
- Construction Easement of record in Book 6237, Page 572, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141114-0105125 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: **2846 Woodlawn Drive, Nashville, Tennessee 37215**.

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 29th DAY OF MARCH, 2018.

Tanay Parekh

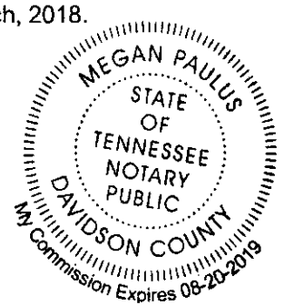
Holly Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANAY PAREKH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

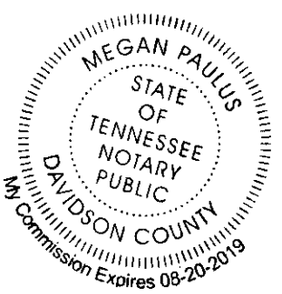


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212