Bill Garrett Davidson County
DEEDWARR
Batch# 76231 2 pgs
04/04/2018 11:29:59 AM
Fees: $13.00 Taxes: $1,128.50
20180404-0031602

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Michael L. Jacobs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2018.

NOTARY PUBLIC

My commission expires: 1-20-22

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sevieri and Brandi Sevieri 3127 Long Boulevard, Apt. 105 Nashville, TN 37203	Franklin Synergy 722 Columbia Ave Franklin, TN 37064	104-02-1-A-105.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BALA SUNDARARAJAN AND PRIYA SUNDARARAJAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN SEVIERI AND BRANDI SEVIERI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of Park West Court, 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 Master Deed of Park West Court of record in Instrument Number 20050714-0081900 amended in Instrument No. 20061030-0134372, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Bala Sundararajan and Priya Sundararajan, husband and wife, by Warranty Deed from Richard H. Ogburn, Jr., a single man and James B. Wills, married, dated 5/15/2015, recorded 5/28/2015, of record in Instrument No. 20150528-0048963, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3127 Long Boulevard, Apt. 105, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of April, 2018.

BALA SUNDARARAJAN

PRIYA SUNDARARAJAN

STATE OF PA
COUNTY OF Chester

Personally appeared before me, a Notary Public, Bala Sundararajan and Priya Sundararajan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2018.

Notary Public

My commission expires: May 14, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert F. McRoberts III, Notary Public
West Caln Twp., Chester County
My Commission Expires May 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES