WARRANTY DEED

Bill Garrett Davidson County
Batch# 84429 DEEDWARR
04/25/2018 09:01:44 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180425-0038738

A-CM-18-3415-601

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Nilesh Morar	**NEW OWNER**	
(NAME)	(NAME)	**104-06-0A-049.00** **104-06-0A-134.00**
1010 Ridglea Drive		
(ADDRESS)	(ADDRESS)	
Burns, TN 37029		
(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, **WILLIAM NEBRASKA PUGH AND PAMELA PUGH JOSEPH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NILESH MORAR,** 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:

Land in Davidson County, Tennessee, being Unit Nos. 601 and 602E on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, page 549, 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 Nanci C. Adkins by Warranty deed from Joan E. Trumbower, a single woman and Loren W. Lange, a single man, as joint heirs with the rights of survivorship not as tenants in common of record in Book 11433, page 492, Register's Office for Davidson County, Tennessee, dated April 5, 1999 and recorded on April 15, 1999. (AS TO UNIT 601)
Being the same property conveyed to Nanci C. Pugh Adkins, an unmarried woman by Warranty Deed from Douglas E. Worden and wife, Alison M. Worden as of record in Book 11348, Page 482, Register's Office for Davidson County, Tennessee. (AS TO UNIT 602E)
Nanci C. Adkins having since died on May 24, 2017, leaving a Last Will and Testament filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 17P1689. William Nebraska Pugh and Pamela Pugh Joseph was granted Muniment of Title of record in Instrument No. 20171012-0104805, Register's Office for Davidson County, Tennessee.

Being also known as 3415 West End Ave. #601 Nashville, Tennessee 37203.

Being the same property conveyed to Nanci C. Adkins by Warranty deed from Joan E. Trumbower, a single woman and Loren W. Lange, a single man, as joint heirs with the rights of survivorship not as tenants in common of record in Book 11433, page 492, Register's Office for Davidson County, Tennessee, dated April 5, 1999 and recorded on April 15, 1999.

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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 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5862, Page 589, as amended in Book 6135, page 788 and Book 6435, page 549, and further amended by a Final Judgment Order of record in Book 7475, page 137, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin

unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• All matters shown on the Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Book 5864, Page 834, Register's Office for Davidson County, Tennessee.
• Resolution in Book 7461, Page 217 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
• Overhang Easement of record in Book 4825, Page 592, Register's Office for Davidson County, Tennessee.
• Memorandum of Agreement between Continental Homeowners' Association, Inc. and Nextel South Corp. of record in Instrument No. 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20030321-0037435 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Ave. #601 & #602, Nashville, Tennessee 37203**.

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 20th DAY OF APRIL, 2018.

William Nebraska Pugh

Pamela Pugh Joseph by William Nebraska Pugh, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM NEBRASKA PUGH, 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 20th of April, 2018.

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

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM NEBRASKA PUGH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of PAMELA PUGH JOSEPH and acknowledged that he/she executed the same as the free act and deed of the said PAMELA PUGH JOSEPH, said Power of Attorney is recorded in Instrument No. 20180425-0038737, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 20th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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