Bill Garrett Davidson County
Batch# 90037 DEEDWARR
05/08/2018 10:45:29 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180508-0043906

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANMOL P. MEHTA	**SAME**	**071-10-0-029.00**
(NAME) 160 Taylors Mills Rd	(NAME)	
(ADDRESS) Manalapan, NJ 07726	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANMOL P. MEHTA,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 13, on the Map of Weakley and Dodd's Subdivision of Lot No. 17 on the Plan of Brooklyn, of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BOBBY BASHAM AND WIFE, DONNA TONEY, of record in Instrument No. 20130726-0078097, dated July 26, 2013, said Register's Office. Being the same property conveyed to GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180122-0006357, dated January 18, 2018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 126; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **525 WEAKLEY AVE., NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1 FSB 18 5254-H

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.

Witness my hand this 1st day of May, 2018.

GRAND CANYON PROPERTIES, LLC

BY: DAVID VERNICH, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Vernich, Authorized Agent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Agent of Grand Canyon Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grand Canyon Properties, LLC, by himself as such authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2018.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON