WARRANTY DEED

Bill Garrett Davidson County
Batch# 106680 DEEDWARR
06/20/2018 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20180620-0059212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville, TN. 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maulik L. Shah	SAME AS NEW OWNER	072101A10800CO
(NAME)	(NAME)	
1118 Litton Ave. #217		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ross Schilling, a single man, HEREINAFTER CALLED THE GRANTOR, HAVE* BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maulik L. Shah, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* A Single Man

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Unit A2017, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and 20161121-0122822 in the Register's Office for Davidson County, Tennessee with Plat Attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ross Schilling, a single man, by Warranty Deed from Harpeth Development, LLC, A Tennessee Limited Liability Company, recorded April 17, 2017, of record in Instrument No. 20170417-0037178, Register's Office for Davddson County, Tennessee.

Being a portion of the same property conveyed to Harpeth Development, LLC a Tennessee Limited Liability Company by deed dated 06/11/2014 from The Parks at Five Points, LLC, a Tennessee Limited Liability Company of recorded on 06/11/2014 in Instrument No. 20140611-0051057, Register's Office for Davidson County Tennessee.

This is improved property known as 1118 Litton Avenue, Unit 217, Nashville TN 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1118 Litton Ave. #217 Nashville TN 37216

(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 Witness our hands 06/14/18.

Ross Schilling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ross Schilling with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/14/18.

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

