WARRANTY DEED

Bill Garrett Davidson County
Batch# 109257 **DEEDWARR**
06/26/2018 02:58:08 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20180626-0061554

JM-FSBO-18-3314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Vijay K. Pavuluri and Siva K. Pavuluri	**NEW OWNER**	
(NAME)	(NAME)	
3314 West End Ave. #302		**104-06-0B-302.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **STEPHAN D. BRITT AND MAUREEN D. BRITT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIJAY K. PAVULURI AND SIVA K. PAVULURI, HUSBAND AND WIFE,** 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 302, West End Park Condominiums, formerly known as Park Road Condominiums, as shown on Plat of record in Plat Book 5200, Page 390, as established under Master Deed of record in Book 5845, Page 831, amended in Instrument No. 20071213-0143676, in the Register's Office, Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephan D. Britt and Maureen D. Britt, husband and wife by Warranty deed from C. Elliott McCullough Trustee of the Jacquelyn E. McCullough Trust of record in Instrument No. 20121107-0102665 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 07, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Park Condominiums, formerly known as The Park Road Condominiumsof record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5845, Page 874, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5845, Page 824 and Instrument No. 20071221-0146695, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20020830-0105416, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed of Common Areas of record in Book 5845, Page 899, 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: **3314 West End Ave. #302, 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 21st DAY OF JUNE, 2018.

Stephan D. Britt

Maureen D. Britt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHAN D. BRITT, 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 21st of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN D. BRITT, 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 21st of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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