WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

M-RM-18-209

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)
Sandya Gunasekera	**New Owner**	
(NAME)	(NAME)	
900 20th Ave South #1008	**900 20th Avenue South #1008**	**104-06-0M-009.00**
(ADDRESS)	(ADDRESS)	
Nashville, 37212	**Nashville, TN 37212**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. BILL AND WIFE, TERI H. BILL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SANDYA GUNASEKERA, UNMARRIED,** hereinafter called the Grantee, 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 No. A-9, Fairmont Court Condominium, as shown on Plat of record in Plat Book 6250, page 825, as amended in Plat Book 6900, page 98, and as established under Master Deed, of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962, Book 6893, Page 962, Register's Office for 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 John A. Bill and wife, Teri H. Bill by Warranty deed from Joshua Dearth and Mary E. O'Connell, husband and wife of record in Instrument No. 20150528-0049122 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 28, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6250, Page 825, amended in Plat Book 6900, Page 98, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Fairmont Court Condominium Association of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962, Book 6893, Page 62, 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: **209 Fairmont Court, 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.

Bill Garrett Davidson County
Batch# 112670 **DEEDWARR**
07/05/2018 09:34:48 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180705-0064952

Witness our hands this the 29th DAY OF JUNE, 2018.

John A. Bill

Teri H. Bill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. BILL, 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 29th of June, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERI H. BILL, 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 29th of June, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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