Bill Garrett Davidson County
Batch# 124309 DEEDWARR
08/03/2018 08:50:21 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20180803-0076179

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,000.00.

Affiant

Subscribed and sworn to me on July 31st, 2018.

NOTARY PUBLIC

My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31767

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kavya and Jyotsna Sharman 127 Matthew Ln Nashville, TN 37215	New Owner	117-07-0D-034.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. Kaitlin Adams Pinson, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Kavya Sharman and Jyotsna Sharman, married to each other**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 34 on the plan of amended Condominium Site Plan Park Green of record in Book 6250, Page 253, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Park Green Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6247, Page 872, amended in Book 6453, Page 717, Book 8430, Page 364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Adams, Jr., G. Nan Adams, J. Kaitlin Adams, and Preston D. Adams, all Tenants in Common by Warranty Deed from Alexander J. Lehman, married, of record on March 31, 2008 in Instrument No. 20080331-0032141 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Kaitlin Adams by Quitclaim Deed from Carl E. Adams, Jr., G. Nan Adams, and Preston D. Adams of record on May 14, 2013 in Instrument No. 20130514-0048646, Register's Office for Davidson County, Tennessee. The said J. Kaitlin Adams, a/k/a Joyce Kaitlin Adams, has since married and is now known as J. Kaitlin Adams Pinson.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Book 6250, Page 253, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park Green, of record in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, Register's Office for Davidson County, Tennessee.
4. Charter of Park Green Homeowners' Association, Inc., of record in Book 6247, Page 869, Register's Office for Davidson County, Tennessee.
5. Conveyance of Water Mains to Metro Government of record in Book 7275, Page 808, Register's Office for Davidson County, Tennessee.
6. Conveyance of Sewer Mains to Metro Government of record in Book 7275, Page 811, Register's Office for Davidson County, Tennessee.
7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
8. Rights of others in and to the common areas and/or elements.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **127 Matthew Lane, Nashville, TN 37215.**

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 31st day of July, 2018.

J. Kaitlin Adams Pinson

Brian Keith Pinson, spouse of Grantor, hereby joins in on this conveyance to Convey any marital interest he may have in the subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared J. Kaitlin Adams Pinson and Brian Keith Pinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 31, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021