Bill Garrett Davidson County
Batch# 124440 DEEDWARR
08/03/2018 10:43:26 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20180803-0076360

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Subscribed and sworn to before me this 26th day of July, 2018.

Notary Public
My commission expires: 1-8-19

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tessa Huffstater 3000 Hillsboro Pike Apt. 11 Nashville, TN 37215	Same	117-03-0A-011.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Andrew Giritharan, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tessa Huffstater, an unmarried woman and Kirk E. Huffstater and Donna K. Huffstater, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 11, Versailles Apartments, as shown on plat of record in Plat Book 5050, Page 80, as corrected in Book 5171, Page 153, and established pursuant to the Master Deed and By-laws establishing Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, and Book 8434, Page 719, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Giritharan, a single person, by deed , from Sterling Property, LLC, a Tennessee limited liability company, of record in Instrument No. 20140604-0048227, Register's Office for Davidson County, Tennessee dated May 30, 2014

This conveyance is made subject to the following:

1. All matters appearing on the plan of Versailles Apartments of record in Plat Book 5050 Page 80, Register's Office for Davidson County, Tennessee.

2. Surveyor's Certificate of Correction of record in Book 5171 Page 153.Register's Office for Davidson County, Tennessee

3. Subject to the Covenant, Condition, or Restriction, recorded in the official records of Davidson County Register of Deeds.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 5168 Page 944, Book 7770 Page 955, and Book 8434 Page 719 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. The Condominium Declaration and Bylaws also provide that any violation thereof shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value.

5. Charter for Versailles Apartments of record in Book 5179 Page 858. Register's Office for Davidson County, Tennessee

6. ByLaws of record in Book 5589 Page 367, Book 5659 Page 641 and Book 5667 Page 375.Register's Office for Davidson County, Tennessee

This property is improved property known as 3000 Hillsboro Pike, Apt. 11, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 26th day of July, 2018.

Andrew Giritharan by Michele Giritharan, his Attorney-In-Fact

Andrew Giritharan by Michele Giritharan, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of July, 2018, before me personally appeared Michele Giritharan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Giritharan acknowledged that such person executed the same as the free act and deed of Andrew Giritharan.

Sheri Engel
Notary Public

My Commission expires January 5, 2020

