# WARRANTY DEED

Bill Garrett Davidson County
Batch# 132290 DEEDWARR
08/23/2018 12:42:58 PM 2 pgs
Fees: $13.00 Taxes: $2,789.80

20180823-0083680

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$754,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of August, 2018.

Notary Public
My Commission expires: 1-8-19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Ajay Gupta | Mortgage Investors Group | 117070Y00100CO |
| 2007-A Lombardy Avenue | 8320 East Walker Springs Lane, Ste 200 | |
| Nashville, TN 37215 | Knoxville, TN 37923 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TALBERT CONSTRUCTION ADVISORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ajay Gupta and Karina Gupta, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit No. 210A on the Plan of Lombardy Commons II, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20140218-0013955, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**Being part of the same property conveyed to TALBERT CONSTRUCTION ADVISORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from IRONWOOD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAMES M. JACANIN, A MARRIED MAN by Warranty Deed on December 21, 2015, of record in Instrument Number 20151222-0128930, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on the Plan as shown on Exhibit "B" to the Master Deed and By-Laws of record in Instrument No. 20140218-0013955, Register's Office for said County; Subject to all matters on Plan of record in Instrument No. 20140212-0012507, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140218-0013955, Register's Office for Davidson County, Tennessee.
- Charter of Lombardy Commons II Homeowner's Association, Inc., of record in Instrument No. 20160413-0035538, Register's Office for Davidson County, Tennessee.
- Declaration of Easement of record in Instrument No. 20151006-0102021, Register's Office for said County; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131217-0127286, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2007-A Lombardy Avenue, Nashville, TN 37215**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 22, 2018.

**Talbert Construction Advisors, LLC, a Tennessee limited liability company**

**BY:** _____
**Ryan Talbert, Authorized Member**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **Talbert Construction Advisors, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/1/20