WARRANTY DEED

Bill Garrett Davidson County
Batch# 134185 **DEEDWARR**
08/28/2018 01:42:59 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180828-0085252
R-VRES-18-358

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Jonathan Weeks	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME) **358 Normandy Circle**	(NAME) **3503 Paesanos Parkway**	**104-01-0B-017.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **San Antonio, TX 78231**	
(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, **SARANG TATIMATLA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN WEEKS, AN UNMARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 358 on Lot 15 of Normandy Place Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20020214-0019862, as amended in Instrument No. 20020523-0063131, 200101004-0079010, 20120628-0056775, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sarang Tatimatla, a married man by Warranty deed from Adam J. Salvador and Katherine Ann Salvador, husband and wife of record in Instrument No. 20160921-0099405 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 21, 2016.

Being the same property conveyed to Sarang Tatimatla, an unmarried man by Quitclaim deed from Sritha Thayi, an unmarried woman of record in Instrument No. 20171207-0124831 Register's Office for Davidson County, Tennessee, dated July 22, 2017 and recorded on December 07, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "A" to the Amendment to said Master Deed of record in Instrument 20020523-0063131, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations of record in Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage of record in Book 3027, Pages 526 & 536, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument No. 20041230-0155033, Register's Office for

Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument No. 20080222-0027558, 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: **358 Normandy Circle, Nashville, Tennessee 37209**.

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 27th DAY OF AUGUST, 2018.

Sarang Tatimatla by Laura Mitchell, Attorney-in-fact
Sarang Tatimatla by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARANG TATIMATLA, and who acknowledged he/she/they executed the same as the free act and deed of the said SARANG TATIMATLA.

Witness my hand and official seal, this the 27th of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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