RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,499.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2018.

Notary Public
My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 137575 DEEDWARR
09/06/2018 11:52:34 AM 2 pgs
Fees: $13.00 Taxes: $923.15

20180906-0088344

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carey E. Kefauver 1101 18th Avenue S., Unit 507 Nashville TN 37212	New owner	Tax Parcel ID No. 104-04-0E-507.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pankaj Shah, husband and wife, Charu Shah.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carey E. Kefauver , an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 507, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 39 is included as an Appurtenance to this unit. This Appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Pankaj Shah, husband and wife, Charu Shah by Warranty deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071108-0131933 Register's Office for Davidson County, Tennessee, dated November 01, 2007 and recorded on November 08, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

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 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060120-0007509, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains Pumps of record in Instrument Number 20060120-0007524, in the Register's Office for Davidson County, Tennessee.
Reciprocal Easement, Access and Maintenance Agreement of record in Instrument Number 20070926-0114981, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071010-0120355, in the Register's Office for Davidson County, Tennessee.
Application to Combine Parcels of record in Instrument Number 20060213-0017351, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20140630-0057024 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1101 18th Avenue S., Unit 507, Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of September, 2018.

Pankaj Shah

Charu Shah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pankaj Shah and Charu Shah, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022