Karen Y Johnson Davidson County
Batch# 158137 DEEDWARR
11/09/2018 01:44:21 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20181109-0111141

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Girish Hiremath and Gouri Hiremath, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joelle Goldstein and Chad Goldstein, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 4113 B of the Plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 67, Section 27-101. et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20140522-0044302, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20140522-0044302, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Girish Hiremath and Gouri Hiremath, husband and wife by deed from Talbert Construction Advisors, LLC, dated November 17, 2015, of record in Instrument No. 20151118-0117048, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4113 B Oriole Place, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-2-18-411338

WITNESS THE EXECUTION HEREOF this 6th day of November, 2018.

Girish Hiremath

Gouri Hiremath

State of Tennessee)
County of Davidson)

On this 6th day of November, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Girish Hiremath and Gouri Hiremath, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 745,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of November, 2018.

Notary Public

My Commission Expires: 7/6/20

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

NEW OWNER:
Joelle Hirsch Goldstein
4113 B Oriole Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
new owners

TAX MAP-PARCEL #:
131-03-1K-002.00