Karen Y Johnson Davidson County
Batch# 162071 DEEDWARR
11/16/2018 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20181116-0113338

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34511-10-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2018. Notary Public My Commission Expires: 12/10/19

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner: Jayanth Sankar 1917 Liberty Square Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 131 03 0 J 008 00CO

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, **Julienne Daniel**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jayanth Sankar,** married ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1917 Liberty Square, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 15th day of November, 2018.

Julienne Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julienne Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2018.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Liberty Hall, of record in Book 6900, page 151, Register's Office for said County.

SAID Lot No. 8 fronts 62.96 feet on the southerly margin of Liberty Square and extends back 86.06 feet on the easterly line and 103.71 feet on the westerly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property conveyed to Wayne Daniel and spouse Julienne Daniel by deed dated July 9, 2004 from Piotr K. Janicki and spouse Magdelena Jeske Janicki of record in Instrument No. 20040719-0086018, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 06D-886, Eighth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated July 3, 2008 of record in Instrument No. 20080825-0087382, Wayne Daniel conveyed his interest in subject property to Julienne Daniel.

This conveyance is made subject to:

1. State and County taxes for the year 2019 and subsequent years, a lien, not yet due and payable. Map and Parcel No. 131 03 0 J 008 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Liberty Hall, of record in Book 7099, page 132, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 151, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4121, page 409, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)