Karen Y Johnson Davidson County
Batch# 167481 DEEDWARR
11/27/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,495.65

20181127-0115632

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $674,500.00.

Affiant

Subscribed and sworn to me this 21 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JANUARY 30, 2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32049

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eshwar Arasu and Megan Peter 1000 W Grove Avenue Nashville, TN 37203	New Owner	105-9-P-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daniel D. Krikorian, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Eshwar Arasu, an unmarried man, and Megan Peter, and unmarried woman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit(s) B, together with the appurtenant interest in the common elements of Homes at 10th Avenue South, a Horizontal Property Regime with Private Elements, established by Declaration in Instrument No. 20131011-0106662 Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon parts of Lot No. 15, on the Map of Jones and Dudley's Addition to Nashville as shown on plat of record in Plat Book 57, page 147, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel D. Kirkorian, a single man, and Jonathan C. Rice, a single man, by Warranty Deed from Ennyx TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20121205-0111776, in the Register's Office for Davidson County, Tennessee; and being further conveyed to Daniel D. Krikorian, unmarried, a 75% ownership and Jonathan C. Rice, unmarried, a 25% ownership, as Tenants in Common, by Quitclaim Deed dated, September 16, 2014, and recorded on September 19, 2014, of record as Instrument No. 20140919-0086309, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Daniel Krikorian, unmarried, by Quitclaim Deed from Jonathan C. Rice, unmarried, recorded on September 28, 2016 in Instrument No. 20160928-0102342, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters set forth in the Declaration of Covenants, Conditions, and Restrictions for Homes at 10th Avenue South, a Horizontal Property Regime with private elements, of record as Instrument No. 20131011-0106662, Register's Office for Davidson County, Tennessee, and to which reference is hereby made if copied verbatim.
3. All matters shown on the plan of record as Exhibit "B" of the Declarations of Covenants, Conditions, and Restrictions of record as Instrument No. 20131011-0106662, Register's Office for Davidson County, Tennessee, and to which reference is hereby made if copied verbatim.
4. Restrictive Covenants running with the land of the Nashville Housing Authority in the Edgehill Urban Renewal Project of record in Book 4220, page 723 and Book 6236, page 263, Register's Office for Davidson County, Tennessee.
5. Joint Driveway Agreement and easement of record in Book 2808, page 194, Register's Office for Davidson County, Tennessee.
6. All Matters appearing on plan of record in Book 4460, page 78, Register's Office for Davidson County, Tennessee.
7. The rights of others in and to the common areas.
8. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **1000 W Grove Avenue, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 20 day of November, 2018.

David D. Krikorian

Daniel D. Krikorian

[NOTARY ACKNOWLEDGEMENT COMMENCES ON FOLLOWING PAGE]

STATE OF CALIFORNIA, COUNTY OF San Diego

Before me personally appeared Daniel D. Krikorian 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 that he executed the same as his free act and deed.

Witness my hand and official seal this 20 day of November, 2018.

Yolande Ayana Walker

NOTARY PUBLIC

My Commission Expires: 1/21/2021

YOLANDE AYANA WALKER
Notary Public – California
San Diego County
Commission # 2180590
My Comm. Expires Jan 21, 2021