Karen Y Johnson Davidson County
Batch# 174918 DEEDWARR
12/17/2018 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,121.10
20181217-0122455

34576

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. 34576-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me this 14th day of December, 2018. Notary Public My Commission Expires:

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edwin Best Peel, Jr. 125 Sloan Road Nashville, TN 37209	Edwin Best Peel, Jr. 414 Fairfax Avenue Nashville, TN 37212	Map and Parcel No.: 103 08 0 B 125 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, **Pooja Brogan,** a married woman **and Yamuna Balaram,** a married woman ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edwin Best Peel, Jr.,** 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 125 Sloan Road, Nashville, TN 37209.

John Trevor Brogan, spouse of Pooja Brogan, join in the execution of this instrument to convey any interest, marital or otherwise, that he may have in the subject property.

The subject property is not now, nor has it ever been, the marital residence of Yamuna Balaram.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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, Grantors have executed this instrument on the 14th day of December, 2018.

Pooja Brogan by Gerald G. Patterson Atty-In-Fact

Pooja Brogan, by Gerald G. Patterson, her attorney-in-fact

John Trevor Brogan by Gerald G. Patterson, Atty-In-Fact

John Trevor Brogan, by Gerald G. Patterson, his attorney-in-fact

Yamuna Balaram by Gerald G. Patterson Atty-In-Fact

Yamuna Balaram, by Gerald G. Patterson, her 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, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Pooja Brogan, and he is authorized by Pooja Brogan to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of December, 2018.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires: 10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John Trevor Brogan, and he is authorized by John Trevor Brogan to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of December, 2018.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Yamuna Balaram, and he is authorized by Yamuna Balaram to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of December, 2018.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 125, Building D, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase I, a horizontal property regime established by Master Deed of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Pooja Balaram, an unmarried woman and Yamuna Balaram, a married woman by deed dated August 26, 2010 from Kristi Boyd, unmarried of record in Instrument No. 20100831-0068967, Register's Office for Davidson County, Tennessee. Pooja Balaram having since married and is now known as Pooja Brogan.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 103 08 0 B 125 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parklane Condominiums, Phase I, of record in Instrument No. 20100831-0068967, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Exhibit B to the Master Deed of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

