Karen Y Johnson Davidson County
Batch# 179935 DEEDWARR
01/02/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20190102-0000451

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 28th day of December, 2018 by and between

Rajesh Nair , hereinafter referred to as Grantor,

and

Jared S. Guerino and Lauren N. Guerino ,husband and wife,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Unit No. A, together with common areas, as established by Declaration of Protective Covenants Conditions and Restrictions for 2501 16th Street, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record as Instrument No. 20170112-0003971, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax Parcel No. 072-14-1M-001.00CO

Being a portion of the same property conveyed to Grantor by deed of record at Instrument No. 20161207-0128721, in the Register's Office of Davidson County.

The Grantor further warrants and covenants that the above described property is investment property, and has never been the principal residence of said Grantor.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

2019 City Taxes and 2019County Taxes, not yet due and payable; and all restrictions, easements and planning documents of record, in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Rajesh

Rajesh Nair

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Rajesh Nair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of December, 2018.

Notary Public

JOSHUA D. ASPLUND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires 12-14-2019

Commission Expiration: _____

NAME AND ADDRESS OF PROPERTY OWNER:
Jared Guerino and Lauren Guerino ; 2501A N. 16th St., Nashville, TN 37206

. . . . . .

STATE OF TENNESSEE
COUNTY OF SHELBY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $333,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December, 2018.

Notary Public

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Commission Expiration: 9-20-21

RETURN TO:

Nashville Title
1704 Charlotte Ave
Nashville TN 37203

SEND TAX BILLS TO:

Pinnacle Bank
41403 Elvis Presley Blvd
Memphis TN 38116

PROPERTY ADDRESS:
2501A N. 16th St., Nashville, TN 37206

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY