PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 188444 DEEDWARR
01/25/2019 03:07:01 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20190125-0007658

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60260
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vadiraj Katti Namita Srinivas Shenai 512 Chsterfield Ave # C-3 Nashville, TN 37212	Vadiraj Katti 5060 Haven Pl., Unit 114 Dublin, CA 94568

TAX MAP PARCEL NUMBERS: 104100N01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth S. Pugel, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vadiraj Katti and Namita Srinivas Shenai, husband and wife,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-3 of Westchester Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elizabeth S. Pugel by Warranty Deed from Lauren M. Hoffman, unmarried, dated January 23, 2015 and recorded on January 26, 2015 of record in Instrument No. 20150126-0007378, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Instrument No. 20070607-0068596, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070607-0068596, amended in Instrument No. 20071009-0120320, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Westchester Condominiums Homeowner's Association, Inc., of record in Instrument No. 20070614-0071268, said Register's Office.

This is improved property, known as 512 Chesterfield Avenue, C-3, Nashville, TN 37212

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 15th day of January, 2019.

Elizabeth S. Pugel

State of Tennessee

County of Davidson

On this 15th day of January, 2019, before me the undersigned authority, personally appeared Elizabeth S. Pugel, 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

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 15th day of January, 2019.

Notary

My Commission Expires: 1/20/19

LESLIE GAINES NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY