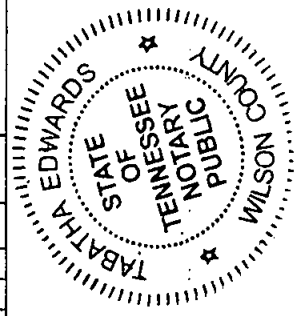
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265000.00 D Heredia AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF FEBRUARY, 2019. Tabatha Edwards NOTARY PUBLIC MY COMMISSION EXPIRES 11-5-19

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9815

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Abhay Bahadur Prasad	New owner	
142 West End Pl		104-09-0G-039.00CO
Nashville, TN 37205		



FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

KAITLIN NEARY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABHAY BAHADUR PRASAD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 39 as shown on Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums now known as West End Place Condominiums, of record in Book 6809, Page 569, amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and a curate legal description thereof.

Being the same property conveyed to Kaitlin Neary by Warranty Deed from Brian P. Smith and wife, and Andrea G. Smith, recorded on the 17th day of August, 2015 in Instrument No. 20150817-0082605, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARK CIRCLE CONDOMINIUMS now known as WEST END PLACE CONDOMINIUMS of record in Book 6809, Page 569, as amended by instrument(s) of record in Book 9992, Page 744; Leasing rules recorded at Instrument No. 20140423-0034301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Easement recorded in Book 4879, Page 460 and Book 5967, Page 451.

5. Rules and Regulations of Park Circle Homeowner's Association recorded in Book 8834, Page 727.

6. Rights of Abutting or Adjoining Land Owners and the public to the use of any Alley recorded in Book 465, Page 570.

This is improved property known as 142 West End Pl, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 197759 DEEDWARR
02/21/2019 03:16:32 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20190221-0015965

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand on the 19th day of February, 2019.

x Kaitlin Neary

Kaitlin Neary

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, a Notary Public of said County and State, KAITLIN NEARY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin Texas, this 15 day of February, 2019.

x

Notary Public

My Commission Expires: 2-15-2019

SKY RAMOS
Notary Public, State of Texas
Expires 01/15/2020
I.D.# 130498530