WARRANTY DEED

Karen Johnson Davidson County
Batch# 197813 **DEEDWARR**
02/22/2019 08:38:07 AM 2 pgs
Fees: $13.00 Taxes: $1,064.68

20190222-0016043

Y-VRES-19-2025-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Narayanreddy Sudershan Babu, Radha Babu Reddy and Rishi Babu Reddy	**New Owner**	
(NAME)	(NAME)	**117-11-0J-121.00-CO**
1232 Vintage Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIOT E. ICHINOSE AND WIFE, JANET H. ICHINOSE AND MEGAN ICHINOSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NARAYANREDDY SUDERSHAN BABU AND WIFE, RADHA BABU REDDY AND RISHI BABU REDDY, UNMARRIED, TOGETHER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 121, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned.

Being the same property conveyed to Elliot E. Ichinose and wife, Janet H. Ichinose and Megan Ichinose, unmarried, by Warranty Deed from Virginia Paige Edwards, unmarried, of record in Instrument No. 20130716-0073366, Register's Office for Davidson County, Tennessee, dated July 10, 2013 and recorded on July 16, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and all subsequent years, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Blvd. #121, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 15th DAY OF FEBRUARY, 2019.

Elliot E Ichinose by Megan Ichinose, Attorney-In-Fact
Elliot E. Ichinose by Megan Ichinose, Attorney-In-Fact

Janet H. Ichinose by Megan Ichinose, Attorney-In-Fact
Janet H. Ichinose by Megan Ichinose, Attorney-In-Fact

Megan Ichinose
Megan Ichinose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN ICHINOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELLIOT E. ICHINOSE AND JANET H. ICHINOSE, and who acknowledged he/she/they executed the same as the free act and deed of the said ELLIOT E. ICHINOSE AND JANET H. ICHINOSE.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN ICHINOSE, 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 and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212