THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 2019 Notary Public MY COMMISSION EXPIRES: 2/8/19 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25532	

Karen Johnson Davidson County
Batch# 207007 DEEDWARR
03/18/2019 11:25:43 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20190318-0024403

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanket Ajit Joshi	New Owner	MAP
7252 Highway 70 South #101	Same	PARCEL 142-07-0F-098.00-CO
Nashville, TN 37221		
(CITY) (STATE) - (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Corazon G. Ajero and Allan Francis Mercado, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sanket Ajit Joshi and Shweta Suryakant Lakeshri, husband and wife.**

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 Lot 98 Unit No. 101 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, First Amendment at Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Corazon G. Ajero and Allan Francis Mercado, wife and husband by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20020828-0104279 Register's Office for Davidson County, Tennessee, dated August 26, 2002 and recorded on August 28, 2002. (Value of consideration shown in aforementioned deed $163,000.00.)

Being also known as 7252 Highway 70 South #101 Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 7252 Highway 70 South #101, Nashville, TN 37221.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Witness 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 _____ hand( ) this the _____ day of January, 2019.

* _____
Corazon G. Ajero

* _____
Allan Francis Mercado

STATE OF Texas
COUNTY OF Hidalgo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Corazon G. Ajero** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of January, 2019.

My Commission expires: 07-13-2021

SLY EDWARD PHILLIPS
Notary Public, State of Texas
Comm. Expires 07-13-2021
Notary ID 131207200

** _____
Notary Public

STATE OF Texas
COUNTY OF Hidalgo

SLY EDWARD PHILLIPS
Notary Public, State of Texas
Comm. Expires 07-13-2021
Notary ID 131207200

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allan Francis Mercado** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 30 2nd day of January, 2019.

My Commission expires: 07-13-2021

** _____
Notary Public