This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191479

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,140,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of March, 2019.

Notary Public
My Commission Expires: 3/7/22

Karen Johnson Davidson County
Batch# 210212 **DEEDWARR**
03/26/2019 02:23:23 PM 2 pgs
Fees: $13.00 Taxes: $4,218.00

20190326-0027298

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2019, among:

NDO DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KASHISH GOEL AND NIDHI GUPTA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. B, 1913 Lombardy Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 1913 Lombardy Ave. Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180521-0048265, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Humbert A. Corsini and wife, Allie T. Corsini by Warranty deed from Ellen Stokes more Wemyss of record in Book 1713, page 611 Register's Office for Davidson County , Tennessee, dated April 15, 1949 and recorded on April 15, 1949. The said Humbert A. Corsini having since died on 1/2/ 2008 vesting fee simple unto the wife, Allie T. Corsini as surviving tenant by the entirety. The said Allie T. Corsini having since died on 12/10/2016, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-268 devised said property unto Claudia E. Batson, Anita M. Monohan, Andrew T. Corsini and Richard J. Corsini.

Being a portion of the same property conveyed to NDO Development, LLC, a Tennessee limited liability company by Warranty deed from Claudia Corsini Bell-Batson, Anita M. Monohan, Andrew T. Corsini, Richard J. Corsini devisees under the Last Will and Testament of Allie Corsini of record in Instrument No. 20180521-0048261 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 21, 2018.

Being also known as 1913 B Lombardy Ave Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

NDO Development LLC

BY: _____

Richard Davis, its member

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 19th day of March, 2019.

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-26-21

Owner Name & Property Address:

Name: Nidhi Gupta and Kashish Goel
Address: 1913 B Lombardy Ave
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: First Tennessee Bank, N.A.
Address: P.O. Box 0054
City, State, Zip: Palatine, IL 60055-0054

Tax ID: 117-07-2A-002.00-CO