WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to before me on April 10, 2019.

NOTARY PUBLIC
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

File #2019-57

Karen Johnson Davidson County
Batch# 218080 DEEDWARR
04/15/2019 03:33:59 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190415-0034450

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Avinav Batra and Alexis Flowers 4630 Kentucky Avenue Nashville, TN 37209	new owners	091-08-0-173.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT A. GEORGE AND SUSAN FRANCES BEAVIN NOW KNOWN AS SUSAN B. GEORGE, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **AVINAV BATRA AND ALEXIS FLOWERS, MARRIED TO EACH OTHER,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the unrecorded Subdivision in the City of Nashville, known as the Lockhart Property and described as follows:

BEGINNING at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Subdivision, as shown by plan of record in Book 547, Page 65, Register's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said Lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the margin of the same, westerly 50 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552 and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 58.

Being the same property conveyed to ROBERT A. GEORGE, UNMARRIED AND SUSAN FRANCES BEAVIN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from MARK HAYES, of record in Instrument No. 20140225-0016071, dated February 21, 2014, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-19-4630

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4630 Kentucky Avenue, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on April 8, 2019.

Grantor:

Robert A. George

Grantor:

Susan Frances Beavin now known as Susan B. George

STATE OF UT
COUNTY OF DAVIS

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROBERT A. GEORGE AND SUSAN FRANCES BEAVIN NOW KNOWN AS SUSAN B. GEORGE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 08 day of April, 2019.

Notary Public

My commission expires: 09/15/21

BROOKE TAYLOR ADAIR
Notary Public, State of Utah
Commission # 696164
My Commission Expires On
September 15, 2021