:CORDED RETURN TO
Jtown Title, LLC
Charlotte Avenue, #105
Nashville, TN. 37203
No. _____

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
✓File No. 1-19-3889

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319680

Karen Johnson Davidson County
Batch# 219900 DEEDWARR
04/22/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20190422-0036062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $895,000.00.

✓Anna S Pierce
Affiant

Subscribed and sworn to before me, this 15th day of April, 2019.

Notary Public
My Commission Expires: 4.28.19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Joseph Pierce and Emma Suzanne Pierce 2217B 11th Avenue South Nashville TN 37204	~~New Owner~~ Shovus Mtg Co 800 Shades Creek Pkwy MS 101 Birmingham, AL 3529	Tax Parcel ID No. 105133D00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aashim Bhatia and Marissa Pina-Bhatia, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew J. Pierce and Emma S. Pierce, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2217 11th Avenue South Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150225-0016281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aashim Bhatia and Marissa Bhatia, husband and wife by Warranty Deed from Harold Gail Johnson, Jr., recorded on the 18th day of March, 2016 in Instrument No. 20160318-0025589, in the Register's Office of Davidson County, Tennessee.

Marissa Bhatia and Marissa Pina-Bhatia being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. DUCKWORTH'S ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150225-0016281.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20150316-0022067.

This is improved property located at 2217B 11th Avenue South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2019.

Aashim Bhatia

Marissa Pina-Bhatia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aashim Bhatia and Marissa Pina-Bhatia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

