Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0598

Karen Johnson Davidson County
Batch# 220310 DEEDWARR
04/22/2019 02:43:03 PM 2 pgs
Fees: $13.00 Taxes: $545.75
20190422-0036688

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2019

Notary Public

Commission Expires: 2/28/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Khaldoun Kailani 3415 West End Avenue 602 Nashville, TN 37203	Same as owner	104-06-0A-134.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Nilesh Morar, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khaldoun Kailani, a married man

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 Unit No. 602E on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549, 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 a portion of the same property conveyed to Nilesh Morar by Warranty deed from William Nebraska Pugh and Pamela Pugh Joseph of record in Instrument No. 20180425-0038738 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 25, 2018.

Nilesh Morar hereby affirms that the above described property was never the primary residence of his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3415 West End Avenue 602, Nashville, TN 37203

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2019.

Nilesh Morar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nilesh Morar** 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 and official seal at Brentwood, Tennessee this 15th day of April, 2019.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 5 6 19