WARRANTY DEED

Karen Johnson Davidson County
Batch# 222998 DEEDWARR
04/29/2019 10:03:58 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20190429-0038985

JM-BR-19-900-1611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL 2019.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hemalatha Gokhale	**New Owner**	
(NAME)	(NAME)	**092-16-0E-174.00-CO**
305 North Wilson Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE M. EHRENFELD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEMALATHA GOKHALE, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1611 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with parking space numbers 25 and 26 and storage space number 97 which are assigned as limited common elements appurtenant to the above described unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed to Jesse M. Ehrenfeld by Warranty Deed from William A. Broughton and wife, Emily F. Broughton, of record in Instrument No. 20100726-0058503, Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 26, 2010. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:

- Taxes for the year 2019 a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record in Instrument No. 20050802-0090098, Instrument No. 20050803-090595 and Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20051213-0149361, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, Register's Office for Davidson County,

Tennessee.
- Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20091015-0095571 and Instrument No. 20110802-0059043, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Ave S., Unit 1611, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24th DAY OF APRIL, 2019.

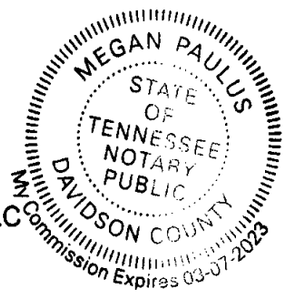
Jesse M. Ehrenfeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of April, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212