This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 228227 DEEDWARR
05/10/2019 08:55:58 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190510-0043904

NEW OWNER:
Emily M. Hunt and Peter A. Hunt
3000 Vanderbilt Pl.
131
Nashville TN 37212

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
104-02-4B-131.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kalpana B. Rajpura, Trustee, of the Jennifer B. Rajpura Residence Trust** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Emily M Hunt, a single person; Peter A Hunt, a married person; as Joint Tenants with rights of survivorship,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being unit No 131 of Bristol West End, a condominium development established pursuant to the provisions of 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 Bristol West End, a condominium development, of record as Instrument No. 2007053-0053313 in the 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 the other unit owners, and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on "Exhibit C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in "Exhibit D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, and 20170316-0025725, said Register's Office.

Parking space No. 2 and storage space No. 8 were assigned to Unit No. 131 by Master Deed of record in Instrument No. 20181016-0104203, said Register's Office. Storage Space No. 8 was reassigned to Unit No. 113 by Master Deed of record in Instrument No. 20190318-0024128, said Register's Office.

Being the same property conveyed to Kalpana B. Rajpura, Trustee, of the Jennifer B. Rajpura Residence Trust, by Warranty Deed from Commodare Rental, LLC, dated 3/31/2017 and recorded 4/3/2017, of record in Instrument No. 20170403-0023138, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of City, County and State.
2. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Kalpana B. Rajpura, Trustee, of the Jennifer B. Rajpura Residence Trust** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kalpana B. Rajpura, Trustee, of the Jennifer B. Rajpura Residence Trust** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3000 Vanderbilt Pl., 131, Nashville, TN 37212

Executed on this 30th of April, 2019.

The Jennifer B. Rajpura Residence Trust

BY: KB Rajpura
Kalpana B. Rajpura, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kalpana B. Rajpura, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustee of The Jennifer B. Rajpura Residence Trust, the within named bargainor, a Trust, and that they as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themselves as Trustee with full power and authority.

Witness my hand this 30th of April, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 30th of April, 2019.

Notary Public

My Commission Expires: 1/23/23