WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9 2021

(AFFIX SEAL)

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

A-AD-19-1509C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 236103 DEEDWARR
05/29/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190529-0050904

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Narisanan Pathianthai	**New Owner**	
(NAME)	(NAME)	**081-15-0C-003.00-CO**
1509C 21st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NARISANAN PATHIANTHAI, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 1509C on the Plan of 1509 21st Avenue North Townhomes, as shown on Plan of Exhibit "C" of Covenants, Conditions and Restrictions for 1509 21st Avenue North Townhomes, of record in Instrument No. 20180907-0088751, 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 Ike Karnosky by deed from Louise Maddin Brown Earle & Husband, J. Baylis Earle of record in Book 675, page 40, Register's Office for Davidson County, Tennessee, dated April 7, 1925 and recorded on April 27, 1925.

The said Ike Karnowsky having since died testate in 1953, Docket No. 33515, Probate Court Davidson County, Tennessee, leaving said property to Charles Karnowsky. The said Charles Karnowsky having since died testate in 1975, Docket No. 62331, Probate Court Davidson County, Tennessee, leaving his wife Ruby Karnowsky a life estate and the remainder to Sylvia Karnowsky and Sallye K. Sefsik in equal shares. The said Ruby Karnowsky having since died on August 16, 1978, Docket No. 66186, Probate Court Davidson County, Tennessee. The said Sallye Karnowsky Sefsik having since died, Docket No. 04P-44, Davidson County Circuit Court, Probate Division, leaving said property to Stephen Mark Sefsik, Michael Scott Sefsik, and Carrie Linn.

Being a portion of the same property conveyed to Anchored Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Sylvia Karnowsky and Carrie Linn and Michael Scott Sefsik and Stephen Mark Sefsik of record in Instrument No. 20180807-0077695 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 07, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80 and Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180907-0088751, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180917-0092188, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1509C 21st Avenue North, Nashville, Tennessee 37208**.

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 24 DAY OF MAY, 2019.

Anchored Development, LLC, a Tennessee ~~Limited~~ Liability Company

BY: _____
Eric Hensley
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)