Name and Address of New Owner:
Katherine Brick
511B N 17th St.
Nashville, TN 37206

Send Tax Statements To:

Karen Johnson Davidson County
Batch# 238337 **DEEDWARR**
06/04/2019 10:00:42 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20190604-0053064

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19040552

Map and Parcel: 083 06 0I 001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anupam Paul and wife, Swati Raychowdhury**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katherine Brick**, hereinafter called the GRANTEE, his 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 "A" North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, of record in Instrument No. 20130903-0092539, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130903-0092539, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Anupam Paul and wife, Swati Raychowdhury by Quitclaim Deed filed for record on November 3, 2016 in Instrument Number 20161103-0116225, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of North 17th Street Townhomes of record in Instrument Number 20130903-0092539; All matters as set forth per Book 57, page 112, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 511B N 17th St., Nashville, TN 37206

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 we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 31st day of May, 2019.

Anupam Paul

Swati Raychowdhury

State of Tennessee

County of ~~Davidson~~ Rutherford

Personally appeared before me, Anupam Paul and Swati Raychowdhury with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of May, 2019.

Notary Public

My Commission Expires: 04/17/2023

KATHRYN A CALDWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00.

Affiant Signature

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY