Warranty Deed



Karen Johnson Davidson County
Batch# 245754 DEEDWARR
06/19/2019 03:25:51 PM 2 pgs
Fees: $13.00 Taxes: $1,202.80



20190619-0059158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,080.00.

Vijayashree Reddy
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2019.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows: Pallavi Reddy Vijayashree Reddy	Send Tax Bills To:	Map/Parcel Numbers:
1609 Marshall Hollow Dr. #202	New Owner	105-11-2-D-053.00CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTHGATE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PALLAVI REDDY, UNMARRIED, AND VIJAYASHREE REDDY, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Initial
VV VR

Land in Davidson County, Tennessee, being Unit No. B35-202 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, 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 Southgate Partners, LLC by Warranty Deed from William H. Smallman, married, of record in Instrument No. 20150911-0092614, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 11, 2015.

Being a portion of the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company by Warranty Deed from Elevate Land Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20150916-0094059, Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1609 Marshall Hollow Dr. #202 Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2019.

Southgate Partners, LLC

Gary Wisniewski, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Southgate Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2019.

Notary Public

My Commission Expires: 5-3-21

