WARRANTY DEED



W-SR-19-1618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

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)
Gremada RE, LLC	**New Owner**	
(NAME) **825 28th St S, Ste E**	(NAME)	**104-08-0-167.00**
(ADDRESS) **Fargo, ND 58103**	(ADDRESS)	
(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, **RANJAN CHANDA, A MARRIED MAN AND SRIVATSAN PALLAVARAM, A SINGLE MAN AND JON B. SHERIDON, A MARRIED MAN AND KARU JAYATHILAKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY,** 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 Lot No. 9 on the Plan of O. H. Shields Subdivision of Lot No. 57 and other lots in O.B. Hayes Rokeby Addition, of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 55 feet in the easterly margin of 19th Avenue, South (formerly Everett Street) and extends back 150 feet between parallel lines to an alley.

Being the same property conveyed to Ranjan Chanda, a married man and Srivatsan Pallavaram a/k/a Sri Pallavaram, a single man and Jon B. Sheridon a/k/a Jon Sheridon, a married man and Karu Jayathilake, married by Quitclaim Deed from Ranjan Chanda, a married man and Srivatsan Pallavaram a/k/a Sri Pallavaram, a single man and Jon B. Sheridon a/k/a Jon Sheridon, a married man, of record in Instrument No. 20130731-0079738, Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 31, 2013. The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 158, 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: **1618 19th Avenue S, 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.

Karen Johnson Davidson County
Batch# 245771 DEEDWARR
06/19/2019 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20190619-0059183

Witness my/our hand(s) this the 17th DAY OF JUNE, 2019.

Ranjan Chanda

Srivatsan Pallavaram by Jon B. Sheridon, Attorney in Fact

Srivatsan Pallavaram by Jon B. Sheridon,
Attorney in Fact

Jon B. Sheridon

Karu Jayathilake by John Gleaves, Attorney in Fact

Karu Jayathilake by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANJAN CHANDA and JON B. SHERIDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2019.

Notary Public
My Commission Expires: 5-02-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON B. SHERIDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SRIVATSAN PALLAVARAM, and who acknowledged he/she/they executed the same as the free act and deed of the said SRIVATSAN PALLAVARAM.

Witness my hand and official seal, this the 17th of June, 2019.

Notary Public
My Commission Expires: 5-02-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KARU JAYATHILAKE, and who acknowledged he/she/they executed the same as the free act and deed of the said KARU JAYATHILAKE.

Witness my hand and official seal, this the 17th of June, 2019.

Notary Public
My Commission Expires: 5-02-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

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