THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 247239 DEEDWARR
06/24/2019 09:31:57 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190624-0060577

PREPARED BY: RETURN TO

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00

Affiant

Subscribed and sworn to before me, this 21 day of June, 2019.

Notary Public
My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Niranjan Hanumanna 2601 Hillsboro Pike J-3 Nashville, TN 37212	New Owner	Tax Parcel ID No. 117-03-0B-145.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN C. PETEK, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NIRANJAN HANUMANNA, MARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit J-3 on the Plan of (Revised) The Villager Condominium Apartment of record in Plat Book 5200, page 201, Register's Office for said county, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, corrected in Book 5487, page 967, Register's Office for Davidson County, Tennessee.**
>
> **Being the same property conveyed to MORGAN C. PETEK, by deed from VANESSA ENGLAND, of record in Instrument No. 20060815-0100479, dated August 14, 2006, said Register's Office.**

This is improved property commonly known as: **2601 Hillsboro Pike J-3 Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

Morgan C. Petek by Maureen McGeehan Attorney in fact

MORGAN C. PETEK, BY: MAUREEN MCGEEHAN, ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Maureen McGeehan,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Morgan C. Petek,** who acknowledged that she executed the same as the free act and deed of **Morgan C. Petek.**

Witness my hand, at office, this 21st day of June 2019.

Notary Public
My commission expires: 11/3/2020

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020