249,900

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Karen Johnson Davidson County
Batch# 252223 DEEDWARR
07/03/2019 10:02:48 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20190703-0065061

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/15/2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1079LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lori Anderson	new owner	104 02 4B 226.00
3000 Vanderbilt Pl. Apt. 226		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHILPA MOKSHAGUNDAM AND SRI PRAKASH MOKSHAGUNDAM, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LORI ANDERSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 3000 Vanderbilt Pl. Apt. 226, Nashville, TN 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/or 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/or 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 hand on the 26th day of June, 2019.

Shilpa Mokshagundam
Shilpa Mokshagundam

Sri Prakash Mokshagundam by Shilpa Mokshagundam, attorney in fact
Sri Prakash Mokshagundam,
by: Shilpa Mokshagundam,
as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVDSON

On the 26th day of June, 2019, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Shilpa Mokshagundam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Sri Prakash Mokshagundam for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Sri Prakash Mokshagundam.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2019

Notary Public
My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2019.

Notary Public
My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

file # 19-1079LA

19-1079LA

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit 226 of Bristol West End, a Condominium Development, established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument No. 20070629-0077729, Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Shilpa Mokshagundam and Sri Prakash Mokshagundam, as tenants in common with the right of survivorship by Warranty Deed from Courtney Keen, recorded on the 11th day of June, 2014 in Instrument No. 20140611-0050659, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Shilpa Mokshagundam and Sri Prakash Mokshagundam pursuant to a power of attorney executed by the same on the 06/16/2019, and being filed for in Instrument # 20190703-0005060, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050105-0001970, 20060801-0093560, 20070503-0053313 and 20070629-0077729.

4. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20040615-0070569.

5. Easement for Temporary Easement Deed, recorded in Instrument No. 20060320-0031877.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20050603-0062976.

7. 20 foot Sanitary Sewer Easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6, and 7 as shown on the ALTA/ACSM Survey dated 8/3/2004, last Revised 5/9/2005 by Robert M. Searson, Tenn. RLS No. 1666.

8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364 made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerks Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-REP-19-2000-226