THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 255875 DEEDWARR
07/11/2019 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $603.10
20190711-0067852

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Piyush Dharaskar 815 Ashlawn Place Nashville, TN 37211	Blueleaf Lending 1125. Sangamon St Chicago, IL 60607	161-05-0A-036.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kavrin Mohamad-Ali**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Piyush Dharaskar**, **a married man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-15 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kavrin Mohamad-Ali, by Warranty Deed from Capital Journey LLC, a Tennessee Limited Liability Company, of record on June 23, 2017, at Instrument No. 20170623-0063212, Davidson County Register of Deeds.

This property commonly known as 815 Ashlawn Place, Nashville, TN 37211.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

201907110067852

Witness my hand, this 11 **day of July, 2019:**

Kavrin Mohamad-Ali

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kavrin Mohamad-Ali,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of July, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$163,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11 DAY OF July, 2019:

Notary Public

My Commission Expires: 3/15/2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021