THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621138

Karen Johnson
Batch# 258393
07/18/2019 08:12:31 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20190718-0070177

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2019.

Notary Public
My Commission Expires: 03/07/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pavneet Singh Aulakh 418 Bellingrath Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 14702003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen L Argent, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pavneet Singh Aulakh, an unmarried man,** ("Grantees"), its 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 Lot No. 49 on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen L. Argent, unmarried by Warranty Deed from Frances V. Todd, unmarried and Edna T. Cate, as Trustee of The Frances V. Todd Living Trust Agreement, dated August 25, 2010, recorded on the 1st day of June, 2011 in Instrument No. 20110601-0041865, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELYSIAN PARK, as recorded in Plat Book 2331, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 360.

This is improved property located at 418 Bellingrath Drive Nashville TN 37211

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

Return to:
Key Title and Escrow, LLC
2017 21st Avenue South
Nashville, TN 37212
#: K-VRES-19-0418

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 15th day of July, 2019.

Karen L. Argent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen L Argent, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021