Karen Johnson Davidson County
Batch# 264171 DEEDWARR
07/30/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20190730-0074998

WARRANTY DEED

STATE OF TENNESSEE UTAH
COUNTY OF DAVIDSON SALT LAKE CITY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 Day July 2019

Notary Public

MY COMMISSION EXPIRES: JAN 04, 2023

(AFFIX SEAL)

DIEGO GRACIA
NOTARY PUBLIC
State of Utah
My Commission Expires Jan. 04, 2023
Comm. No. 705366

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rajeev Mavath	Bank of America	128-12-0-A0034.00 CO
(NAME)	(NAME)	
320 Old Hickory Boulevard, Unit 600	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fort Worth, TX 76155	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Brian Swickard and Jacqueline Swickard, husband and wife** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rajeev Mavath**, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 34, Building 6, of EAGLE RIDGE AT THE RESERVE, SECTION 4, PHASE 1A, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, as amended in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Justin D. Tatum by Warranty Deed dated 02/07/2005 from Kevin L. Welsh, unmarried of record in Instrument 200502080014645, as corrected in Instrument 201304180038734, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Justin D. Tatum and Sheila L. Tatum by Quit Claim Deed dated 03/15/2005 from Justin D. Tatum of record in Instrument 200503150028296, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Justin D. Tatum by Quit Claim Deed dated 11/07/2006 from Sheila L. Tatum of record in Instrument 200611080139076, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian Swickard and Jacqueline Swickard, husband and wife by Warranty Deed dated 02/01/2018 from Justin D. Tatum of record in Instrument 201802050011578, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per boundary plat of record in Plat Book 7900, Pages 896-898 and plat of record in Instrument 200410190125465, Master Deed of record in Instrument 200110110110875, as amended of record in Instrument 200204170047840, Access Easement of record in Book 5074, Page 856, Easement Agreement of record in Book 5074, Page 945, Easement of record in Book 7861, Page 559, Easement of record in Book 8083, Page 534, Stormwater Detention Agreement of record in Instrument 200011030109348, Grant of Easement of record in Instrument 201409240087653, Grant of Easement of record in Instrument 200611005185669, Charter of the Homeowners Association of record in Instrument 200101120003836, Charter of the Homeowners Association of record in Instrument 200101120003839, said Register's Office

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 320 Old Hickory Boulevard, Unit 600, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 29 day July 2019.

Brian Swickard

Jacqueline Swickard

State of UTAH
County of SALT LAKE CITY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Swickard and Jacqueline Swickard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2019.

Notary Public:
My Commission Expires: JAN, 04, 2023

DIEGO E. ROJAS
Notary Public
State of Utah
My Commission Expires Jan 04, 2023
Commission #709...

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

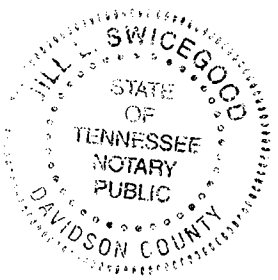
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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