# WARRANTY DEED

Karen Johnson Davidson County
Batch# 264951 DEEDWARR
08/01/2019 07:50:36 AM 3 pgs
Fees: $18.00 Taxes: $4,976.50
20190801-0075715

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,345,000.00

Affiant

Subscribed and sworn to me this 31st day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32680A

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Vivekanand Chandra<br>1812 A 7th Avenue North<br>Nashville, TN 37208 | NEW OWNER | 105-01-1L-001.00-CO<br>and<br>105-01-1L-002.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prestige PMC, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Vivekanand Chandra, unmarried**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**TRACT 1 (100 Marshall Court):**

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the private elements, limited common elements and common elements of Marshall Court Villas Townhome, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20180725-0072521, Register's Office for Davidson County, Tennessee, said Unit being depicted on the HPR Exhibit Map attached as Exhibit "C" to the aforementioned Declaration.

Being part of the same property conveyed to PRESTIGE PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEANETTE M. SCRUGGS SMITH, UNMARRIED, of record as Instrument No. 20180723-0071673, dated July 19, 2018, said Register's Office.

**TRACT 2 (102 Marshall Court):**

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in

the private elements, limited common elements and common elements of Marshall Court Villas Townhome, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20180725-0072521, Register's Office for Davidson County, Tennessee, said Unit being depicted on the HPR Exhibit Map attached as Exhibit "C" to the aforementioned Declaration.

Being part of the same property conveyed to PRESTIGE PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEANETTE M. SCRUGGS SMITH, UNMARRIED, of record as Instrument No. 20180723-0071673, dated July 19, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. General and/or special taxes and assessments for 2019 and all subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 4860, page 54, said Register's Office.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Marshall Court Villas Townhome Association, Inc., a Horizontal Property Regime with Private Elements, contained in an instrument of record as Instrument No. 20180725-0072521, said Register's Office.

4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

5. Rights of others in and to the common areas and/or elements.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

These properties are also known as improved property located at 100 & 102 Marshall Court, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

**[SIGNATURES COMMENCE ON FOLLOWING PAGE]**

**WITNESS** my/our hand this 31st day of July, 2019.

**Prestige PMC, LLC,**
**a Tennessee limited liability company**

By: _____
Todd Jackson
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of said County and State, personally appeared Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Prestige PMC, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand and official seal this 31 day of July, 2019.

_____
NOTARY PUBLIC, State of Tennessee

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires: _____