WARRANTY DEED

Karen Johnson Davidson County
Batch# 265458 DEEDWARR
08/02/2019 09:00:59 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20190802-0076417

A-KW-19-525A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/17/20
(AFFIX SEAL)

CHRISTINE N. MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Lajuan Adams	**New Owner**	
(NAME)	(NAME)	
525 B Weakley Avenue		**71-10-E-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **ANMOL P. MEHTA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY LAJUAN ADAMS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, Weakley Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 525 Weakley Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180629-0063395, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Anmol P. Mehta, by Warranty Deed from Grand Canyon Properties, LLC, a Tennessee limited liability company, recorded May 8, 2018 in Instrument No. 20180508-0043906, Register's Office for Davidson County, Tennessee.

**For the purpose of this conveyance the subject property was never the Grantor's primary residence.

Power of Attorney of record in Instrument No 20190731-0075686 in the Register's Office for Davidson County, TN.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee.
- Declaration recorded in Instrument No. 20180629-0063395, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20180626-0061570, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **525 B Weakley Avenue, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 31 DAY OF JULY, 2019.

Anmol P. Mehta by Ryan Terrell attorney in fact
Anmol P. Mehta by Ryan Terrell as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANMOL P. MEHTA, and who acknowledged he/she/they executed the same as the free act and deed of the said ANMOL P. MEHTA.

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

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212