Karen Johnson Davidson County
Batch# 280247 DEEDWARR
09/03/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190903-0088757

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P19-10105-BW ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2019. Notary Public MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandeep Chhabra	new owners	
1803 Broadway Apt 507		092-16-0D-507.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nathan DeBernardi, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandeep Chhabra and Shalini Chhabra, a married couple**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in the 19th Councilmanic district of Nashville, Davidson county, Tennessee, being Unit No. 507 of the Bristol on Broadway, a Condominium Development, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to Alta/acsm as-built survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as prescribed and set for in the Master deed for the Bristol on Broadway, a Condominium Development, recorded under Instrument Number 20050517-0055639, said Master deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided interest in the common elements of The Bristol on Broadway condominium.

Being Parking Stall #156, The Bristol on Broadway, a condominium Development, as established under Master Deed of record in Instrument No. 20050517-0055639, in the Register's Office for Davidson County, to which Master Deed reference is hereby made for a more particular description of said space.

Being the same property conveyed to Nathan DeBernardi, unmarried by Warranty deed from Robert C. Hutchinson, Alice Hutchinson and Ryan Hutchinson, as joint tenants with right to survivorship of record in Instrument No. 20150331-0027667 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

Alex C. Marks, wife of Nathan DeBernardi, joins in the execution of this instrument to convey her interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1803 Broadway Apt 507, Nashville, TN 37203.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-CP19-1803

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 we do covenant with the said GRANTEES 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 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.

Witness our hands this the 14th day of August, 2019.

Nathan DeBernardi

Alex C. Marks

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 **Nathan DeBernardi** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of August, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Alex C. Marks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9 day of August, 2019.

My Commission expires: 3/28/22

Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY