THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 282637 DEEDWARR
09/09/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20190909-0090764

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Rajeev Mehta ~~2[illegible] Nashville TN 37203~~ 42 Bristol Dr. Manhasset, NY 11030	New Owner	104-02-0X-234.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lawson H. Hardwick IV and wife, Cory Hardwick** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Rajeev Mehta, an unmarried man**, hereinafter called the Grantee, the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 234** as described in the Master Deed for The Row at 31st Condominiums dated April 29, 2003, recorded as Instrument No. 20030430—0057670, as corrected, supplemented and amended by that certain (i) Instrument of Correction of Master Deed for The Row at 31st Condominiums dated February 3, 2004, recorded as Instrument No. 20040203—0012935, (ii) Addendum to Master Deed for The Row at 31st Condominiums dated June 15, 2004, recorded as Instrument No. 20040615—0070764, (iv) Second Amendment to the Master Deed for The ROW at 31st Condominiums dated September 13, 2004, recorded as Instrument No. 20040915—0111215, and (v) Third Amendment to the Master Deed for The Row at 31st Condominiums and Subordination of Deed of Trust effective as April 23, 2008, recorded as Instrument No. 20080425—0042359, all in the Register's Office of Davidson County, Tennessee (collectively as supplemented, corrected and amended, the "Master Deed") including, without limitation, any rights appurtenant and inuring to the benefit of a Unit under applicable law and as described in the Master Deed.

Being the same property conveyed to Lawson H. Hardwick IV, by Special Warranty Deed from SA Group Properties, Inc., of record on September 28, 2011, at Instrument No. 20110928-0075241, Davidson County Register of Deeds. Cory Hardwick is not an owner, but joins here only to convey any interest she may have by way of marriage.

This property is commonly known as 234 31st Avenue North, Nashville, TN 37203.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 5 **day of September, 2019:**

Lawson Hardwick

Cory Hardwick

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 **Lawson Hardwick** and **Cory Hardwick,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of September, 2019:

Notary Public

My Commission Expires: 5/31/22

MAARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$535,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 6th DAY OF September, 2019:

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY