Karen Johnson Davidson County
Batch# 283102 DEEDWARR
09/10/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20190910-0091101

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721668** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 5th day of September, 2019. Notary Public My Commission Expires: 07-05-2021

WARRANTY DEED

Address New Owner: Parameswaran Laxman and Ashley Ann Leech 324 Rosebank Avenue Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ FBM Bank 10 Cadillac Dr Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. part of 083-03-0-447.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Designs, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parameswaran Laxman and Ashley Ann Leech, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 324 on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 322 and 324 Rosebank Avenue Commons, A Horizontal Property Regime With Private Elements, recorded in Instrument No. 20190208-0012240 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mitchell Designs, LLC by Warranty deed from Melvin C. Tucker, III, an unmarried man of record in Instrument No. 20161003-0103752 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 03, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 4595, Page 75 and Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20170810-0081984, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190208-0012240, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Ingress and Egress Easement of record in Instrument Number 20190530-0051234, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Instrument Number 20190328-0028201, in the Register's Office for Davidson County, Tennessee.

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

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 324 Rosebank Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2019.

Mitchell Designs, LLC

BY: _____
William J. Mitchell, Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager/Member (or other officer authorized to execute the instrument) of Mitchell Designs, LLC, the within named bargainor, and that he as such authorized Manager/Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Manager/Member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of September, 2019.

_____
Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.02.2022