Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 284361 DEEDWARR
09/11/2019 01:51:28 PM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20190911-0092011

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David R. Perez-Vela and Thomas P. Jantz 1812 A 7th Avenue North Nashville, TN 37208	New Owner	081-08-2R-001.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Chandra Family Partnership,*** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David R. Perez-Vela, an unmarried man, and Thomas P. Jantz, an unmarried man, as tenats with rights of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

**a Tennessee partnership

Land in Davidson County, Tennessee, being Unit No. A, as shown on the Plan of 1812 7th Avenue North Townhomes, a horizontal property regime with private elements, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1812 7th Avenue North Townhomes of record in Instrument No. 20150611-0055214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Chandra Family Partnership, by Warranty Deed from Echo Five, LLC, a Tennessee limited liability company, dated 06/03/20016 and recorded in Instrument No. 20160610-0059148 Register's Office of Davidson County, Tennessee

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1812 A 7th Avenue North, Nashville, TN 37208

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 my/our hand(s) this the 6th day of September, 2019.

The Chandra Family Partnership

BY: _____, PARTNER.
Vivekanand Chandra, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Vivekanand Chandra, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Partner of The Chandra Family Partnership, the within named bargainor, a Tennessee partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnershp by the said Vivekanand Chandra as such Partner.

Witness my hand and official seal, this the 6th of September, 2019.

_____
Notary Public

My Commission Expires: 6/22/20

(SEAL)

