Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2019.

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 286070 DEEDWARR
09/16/2019 10:44:31 AM 2 pgs
Fees: $13.00 Taxes: $4,477.00

20190916-0093545

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC, 513 3rd Ave South, Nashville, TN 37210

File No.: AGL-19-0030-RES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gurjeet S. Birdee and Daljit K. Birdee	Gurjeet S. Birdee and Daljit K. Birdee	117-04-086.00
(NAME) 1702 Rosewood Ave.	(NAME) 1702 Rosewood Ave.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars and No Cents ($10.00) , cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JONATHAN RUSSELL AND WIFE, CARRIE RUSSELL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GURJEET S. BIRDEE AND DALJIT K. BIRDEE**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, state of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 265 and the easterly 10 feet of Lot No. 266 on the map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said lot and part of lot adjoin and front together 76 feet on the northerly side of Rosewood Avenue and run back between lines 170 feet to an alley in the rear, measuring 80 feet, more or less, thereon; the east line of Lot No. 265 running back along the west margin of a 15 foot alley.

Being the same property conveyed to Jonathan Russell and wife, Carrie Russell, by Warranty Deed from Cornerstone Investments, Inc., recorded on the 27th day of December, 2011, in Instrument No. 20111227-0101002, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property known as 1702 Rosewood Ave., Nashville, TN 37212
(House No.) (Street) (City or Town), (State) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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 10th day of September, 2019.

Jonathan Russell

Carrie Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th of September, 2019, before me, the undersigned Notary Public, personally appeared, Carrie Russell, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

Notary Public
My Commission Expires: 5/5/20
(SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th of September, 2019, before me, the undersigned Notary Public, personally appeared Jonathan Russell known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

Notary Public
My Commission Expires: 5/5/20
(SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020