Karen Johnson Davidson County
Batch# 311963 DEEDWARR
11/06/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20191106-0114510

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2019.

Notary Public

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

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

**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) |
|---|---|---|
| Amber Bradley<br>600 12th Avenue S. #715<br>Nashville, TN 37203 | New Owner | 093130C14500 |

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, **Yugesh Kumar Jain and Rani Padma Jain, husband and wife and as Trustees of the Yugesh Kumar Jain and Rani Padma Jain Revocable Living Trust, dated June 29th, 2011,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amber Bradley, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 715, of Icon in the Gulch Mid-Rise Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument No. 20080423-0041666, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Being further subject to the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, said Register's Office.

Being the same property conveyed to Yugesh Kumar Jain and Rani Padma Jain, husband and wife and as Trustees of the Yugesh Kumar Jain and Rani Padma Jain Revocable Living Trust, dated June 29th, 2011 by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated 04/17/2013 and recorded 04/18/2013, of record in Instrument No. 20130418-0038612, Register's Office for 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 improved property know as: 600 12th Avenue S. #715, Nashville, TN 37203

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 4th day of November, 2019

Yugesh Kumar Jain and Rani Padma Jain Revocable Living Trust, dated June 29th, 2011

BY: Yugesh Kumar Jain, Trustee
Yugesh Kumar Jain, Trustee

Yugesh Kumar Jain,
Yugesh Kumar Jain

BY: Rani Padma Jain Trustee
Rani Padma Jain, Trustee

Rani Padma Jain
Rani Padma Jain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Rani Padma Jain**, individually and as Co-Trustee of the Yugesh Kumar Jain & Rani Padma Jain Recovable Living Trust with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 4th of November, 2019

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Yugesh Kumar Jain** individually and as Co-Trustee of the Yugesh Kumar Jain & Rani Padma Jain Recovable Living Trust with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 4th day of November, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

## 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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)