Karen Johnson Davidson County
Batch# 316606 DEEDWARR
11/18/2019 09:17:32 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191118-0118380

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 824343 1063152 Jason Benzinger	The actual consideration or value, whichever is greater, for this transfer is $ 310,000 X [signature] Affiant Subscribed and sworn to before me, this the 1st day of November 2019 [signature] Notary Public My commission expires: 11-8-22 (Affix Seal) JOEY WORKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES NOVEMBER 8, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Sanjeev Gupta 2110 Traemoor Village Ct	NAME: New Owner
STREET ADDRESS: Nashville TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 114-07-0A-054.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Christopher Blazer, an unmarried man and Leah Marie Parrish, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Sanjeev Gupta and Anita Gupta, Husband and Wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2110 Traemoor Village Court, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 1st day of November, 2019.

x James C Blazer
James Christopher Blazer

x Leah M Parrish
Leah Marie Parrish

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Christopher Blazer, SINGLE (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1ST day of NOVEMBER, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES
NOVEMBER 8, 2022

Notary Public
My commission expires 11-8-22

State of TN } ss
County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leah Marie Parrish, SINGLE (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1ST day of NOVEMBER, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES
NOVEMBER 8, 2022

Notary Public
My commission expires 11-8-22

Exhibit "A"

Land in Davidson County, Tennessee, Being Unit No. 54 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leah Marie Parrish, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20130904-0093289 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Leah Marie Parrish, unmarried and James Christopher Blazer, unmarried by Quitclaim deed from Leah Marie Parrish, unmarried of record in Instrument No. 20190821-0084035 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 21, 2019.