THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123723** Karen Johnson Davidson County Batch# 347793 **DEEDWARR** 01/23/2020 01:51:52 PM 2 pgs Fees: $13.00 Taxes: $1,098.90 20200123-0008552	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Pavan Bejgum and Sumalatha Mummadisetti 950 Lakeview Drive Paducah, KY 42003	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092100H01400CO

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, **Jordan Alex Isham, unmarried and Brandon Hilliard Moore, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Pavan Bejgum and Sumalatha Mummadisetti, 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 situated in Davidson County, Tennessee, being Unit 14, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and amended in Instrument No. 20181228-0125893 and 20190220-0015516, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from CJ Clifton Partners, LLC to Jordan Alex Isham, unmarried and Brandon Hilliard Moore, unmarried as recorded on the 8th day of May, 2019 in Instrument No. 20190508-0043242; part of General Warranty Deed from H. Calister Turner, III, a married individual to CJ Clifton Partners, LLC, a Tennessee limited liability company as recorded on the 7th day of September, 2016 in Instrument No. 20160907-0094309 and part of Quitclaim Deed from H. Calister Turner, III, a married individual to CJ Clifton Partners, LLC, a Tennessee limited liability company as recorded on the 7th day of September, 2016 in Instrument No. 20160907-0094310, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20171019-0107284, amended at Instrument Nos. 20181228-0125894 and 20180413-0035156, as amended at Instrument Nos. 20181228-0125893 and 20190220-0015516, in the Register's Office of Davidson County, Tennessee.

Easement for Public Right-of-Way, recorded at Instrument No. 20171031-0111325, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Facilities and Systems, recorded at Instrument No. 20171208-0125437, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention Agreement, recorded at Instrument Nos. 20061220-0156948 and 20061221-0157035, in the Register's Office of Davidson County, Tennessee.

Easement for Storm Drainage, recorded at Instrument No. 20061221-0157074, in the Register's Office of Davidson County, Tennessee.

Grant of Overhead Line Easement recorded at Instrument No. 20180905-0088081, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2517 Clifton Avenue Nashville TN 37209

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 17th day of January, 2020.

Brandon Hilliard Moore
by SK Attorney-in-Fact
Brandon Hilliard Moore
By: Shira Kingrey, Attorney-in-Fact

Jordan Alex Isham
by SK Attorney-in-Fact
Jordan Alex Isham
By: Shira Kingrey, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brandon Hilliard Moore and Jordan Alex Isham and that she is authorized by Brandon Hilliard Moore and Jordan Alex Isham to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of January 2020.

VAnderson
Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021