Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 348536 DEEDWARR
01/27/2020 08:44:40 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20200127-0009193

2019-387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ben Cohen and Scott Wolff	Guaranteed Rate, Inc.	
2118 Elliott Avenue Apt. 9	4410 N. Ravenswood Ave.	105-14-0O-010.00-CO
Nashville, TN, 37204	Chicago, IL 60640	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dubey-Patil Family Revocable Trust dated October 18, 2012 and as Completely Restated

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ben Cohen, a married man and Scott Wolff, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. 10, on the Plan of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, under Master Deed of record in Declaration of Covenants, Conditions, and Restrictions for Elliott Avenue Townhomes, in Instrument No. 20160516-0048883 and amended in Instrument No. 20180808-0078146, Register's Office of Davidson County, Tennessee, subject to the provisions of the By-Laws for the administration thereof, shown in Exhibit "C", and said Unit No. 10, as depicted on Exhibit "B", of said Master Deed, aforesaid Register's Office.

Being the same property conveyed to Manish Dubey and Aarti Atul Patil, aka Aarti Patil as Trustees of The Dubey-Patil Family Revocable Trust by Warranty deed from Eugene Nelson, aka Eugene H. Nelson and Eugene Harris Nelson, an unmarried man of record in Instrument No. 20180629-0063250 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 29, 2018.

(Previous Warranty Deed referenced property as a condominium which is incorrect per the Covenants, Conditions and Restrictions)

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2118 Elliott Avenue, 9, Nashville, TN 37204.**

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 our hands this ~~22nd~~ 21st MD day of January, 2020.

Dubey-Patil Family Revocable Trust dated October 18, 2012 and as Completely Restated

Manish Dubey, Trustee

Aarti Patil

Aarti Atul Patil, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Manish Dubey, Trustee and Aarti Atul Patil, Trustee of the Dubey-Patil Family Revocable Trust dated October 18, 2012 and as Completely Restated, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at _____, _____, this _____ day of _____, 2020.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On January 21st, 2020 before me, Navdeep Kaur, Notary Public
(insert name and title of the officer)

personally appeared Manish Dubey and Aarti Atul Patil,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NAVDEEP KAUR
COMM. # 2174358
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. DEC. 30, 2020

Signature Navdeep Kaur (Seal)

Warranty Deed