Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $608,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 348542 DEEDWARR
01/27/2020 08:48:06 AM 2 pgs
Fees: $13.00 Taxes: $2,249.60
20200127-0009204

2019-385

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler Warner and Katy Friday	Guaranteed Rate, Inc.	
1312 W Madison Street, Apt. 4B	3940 N Ravenswood	105-14-0O-011.00
Chicago, IL 60607	Chicago, IL 60613	

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

Fnu Karthik Ramgopal, a married man,

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

Tyler Warner and Katy Fridayy, husband and wife

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 11, as established in Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fnu Karthik Ramgopal, an unmarried man by Warranty deed from Eugene H. Nelson, A/K/A Eugene Nelson, A/K/A/ Eugene Harris Nelson, an unmarried man of record in Instrument No. 20180716-0068694 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on July 16, 2018.

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

This is improved property located at **2118 Elliott Avenue, 10, 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 my hand this 22nd day of January, 2020.

Fnu Karthik Ramgopal

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fnu Karthik Ramgopal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Jose, California, this 22nd day of January, 2020.

JUAN CAMADERCORRALES
Comm. No. 2226794
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Jan. 23, 2022

Notary Public
My Commission Expires: 01.23.2022