Record & Return To:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5667

Karen Johnson Davidson County
Batch# 359653 DEEDWARR
02/18/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.99
20200218-0017995

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,996.00

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2020

Notary Public
My Commission Expires: 6-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anan Bhakta 605A 39th Ave N. Nashville, TN	NBKC Bank 8320 Ward Pakway Kansas City, MO 64114	092-09-1B-001.00-CO

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **X5 Construction, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anan Bhakta, a unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes At 605 39th Avenue North, A Horizontal Property Regime With Private Elements of record as Instrument No. 20190416-0034742 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Delain L. Deatherage by Warranty deed from Estate of Morris Kraft of record in Instrument No. 20131223-0129123 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 23, 2013.

Being a portion of the same property conveyed to X5 Construction, LLC, A Tennessee Limited Liability Company by Warranty deed from Delain L. Deatherage, unmarried of record in Instrument No. 20190320-0025216 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 20, 2019.

This is ☒ improved or ☐ unimproved property located at: **605 A 39th Avenue N., Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of February, 2020.

GRANTOR:

X5 Construction, LLC, a Tennessee Limited Liability Company

By: C. M. C.
Christopher M. Corriveau, Authorized Agent

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Agent of X5 Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of ~~February~~, 2020.

Notary Public
My Commission expires: ~~2/14/2020~~ 1/3/2023 RR

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

