& return to

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-10759-BW

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **291,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 399203 DEEDWARR
05/12/2020 11:40:56 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20200512-0049123

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amarveer Bal		
116 31st Avenue N, Unit 104	New Owner	104-02-0S-004.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deepinder Singh Bal, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amarveer Bal, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 104, together with parking space No. 17, of Hedrick Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as stabled by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including, without limitation, the by-laws appended thereto, as Exhibit "C", said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed to be held by each party as tenants in common. Reference hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.

Being the same property conveyed to Deepinder S. Bal and wife, Indumeet B. Bal by Warranty deed from Ramesh Rathod and Rajiv Rathod of record in Instrument No. 20050602-0062113 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 02, 2005.

Being the same property conveyed to Indumeet Bhatia Bal, one half of rights by Quitclaim deed from Deepinder Singh Bal of record in Instrument No. 20161101-0115576 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on November 01, 2016.

Being the same property conveyed to Deepinder Singh Bal, one half of rights by Quitclaim deed from Indumeet Bhatia Bal of record in Instrument No. 20161101-0115577 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on November 01, 2016.

Being the same property conveyed to Deepinder Singh Bal by Quitclaim deed from Indumeet Bhatia Bal of record in Instrument No. 20200406-0036377 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 06, 2020.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **116 31st Avenue N, Unit 104, Nashville, TN 37203.**

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 the 8th day of May, 2020.

Deepinder Singh Bal.
Deepinder Singh Bal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deepinder Singh Bal** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2020.

My Commission expires: 10-2-2023

Notary Public

