Karen Johnson Davidson County
Batch# 458349 DEEDWARR
08/17/2020 11:51:26 AM 2 pgs
Fees: $13.00 Taxes: $10,267.50
20200817-0091987

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $2,775,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2020.

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 6.8.24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ikdeep Singh and Yi Chien Wu 3444 Woodmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 117 05 0 190.00

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, **A Wilson Sisk, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ikdeep Singh and Yi Chien Wu, 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 in Davidson County, Tennessee, being Lot No. 2 on the Plan of 3500 Woodmont LLC Subdivision of record in Instrument No. 20151208-0123677, 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 the same property conveyed to A. Wilson Sisk, Jr., a single man, by Warranty Deed from 3500 Woodmont LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170815-0083589, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 15, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3500 Woodmont LLC Subdivision, as recorded in Instrument No. 20151208-0123677.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4096, Page 955.

This is improved property located at 3444 Woodmont Blvd Nashville TN 37215

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 14th day of August, 2020.

A Wilson Sisk Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A Wilson Sisk Jr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022