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

CRT File No. 200728641

Karen Johnson Davidson County
Batch# 460164 **DEEDWARR**
08/19/2020 11:32:21 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20200819-0093396

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nirant Gupta and Duangtip Gupta 2801 27th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 117-03-0-155.00

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, **W. Lewis Garrison, Jr. and Shari L. Garrison, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Nirant Gupta and Duangtip Gupta, as tenants in common with right of survivorship** ("Grantees"), their 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(s) 13, as shown on the map entitled Map Showing Subdivision of Lots 12-13-14 & 15 in Plan of Belair, of record in Plat Book 547, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to W. LEWIS GARRISON JR. and SHARI L. GARRISON, HUSBAND AND WIFE, by deed from 27TH AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191120-0119724 , dated November 15, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-03-0-155.00.

Matters shown on the Plan of record in Plat Book 547, page 96, said Register's Office.

Easement for Electric Power Transmission Line and Underground Sanitary Sewers, recorded in Book 4803, Page 755 , said Register's Office.

Easement for Underground Sanitary Sewers, recorded in Book 4803, Page 462. Easement recorded in Instrument No. 20170908-0092682, said Register's Officer.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181213-0121418 , said Register's Office.

This is improved property located at 2801 27th Avenue South Nashville TN 37212

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.

W. Lewis Garrison, Jr.

Shari L. Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Lewis Garrison, Jr. and Shari L. Garrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission Expires:
February 27, 2024

Notary Public

My Commission Expires: _____