Karen Johnson Davidson County
Batch# 478648 DEEDWARR
09/18/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,265.25
20200918-0107336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$882,500.00** (Eight Hundred Eighty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of September, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/21

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Uday Lakshman Sehgal 910 South Douglas Avenue Nashville, TN 37204	Capstar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	10513027900

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, I/WE, **BRIAN A. COURTNEY AND BRADLEY D. WILLIAMS, MARRIED TO EACH OTHER** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **UDAY LAKSHMAN SEHGAL, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being parts of Lot Nos. 77 and 78 on the Waverly Land Company's Plan of Lots called the "Waverly Place" as of record in Book 57, Page 95, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a stone in the northwestern margin of Kirkman or Douglas Avenue. Being the southwest corner of the Lot conveyed by Thomas W. Wrenne and wife, to Elenora P Miller, by deed of record in Book No. 249, Page 365, in said Register's Office; running thence in a northwesterly direction 248 feet, more or less, to an alley; thence northwardly along the east line of said alley, 33-1/2 feet, more or less to Mrs. Florida Rhodes corner; thence with her line in a southeasterly direction, 258 feet, more or less to the northwesterly margin of Douglas Avenue; thence in a southwesterly direction of a curve with said Douglas Avenue, 100 feet to the beginning.
LESS AND EXCEPT the following out conveyance by Agreed Final Order of record in Instrument No. 20150716-0069608, Register's Office for Davidson County, Tennessee.

Land in the 17th Councilmatic District of Nashville, Davidson County, Tennessee, being a part of Lots 77 and 78 on the Plan of Waverly Place, recorded in Book 57, Page 95, Register's Office for said County, and more particularly described as follows:

Commencing on the south right-of-way of a 20 foot alley shown on said plan at the northeast corner of Lot 78; thence along said alley North 82° 36' 56" West, 16.87 to the point of BEGINNING; thence leaving said alley, severing said Lots 77 and 78, South 31° 00' 17" East, 254.38 feet to the northerly right-of-way of South Douglas Avenue; thence following said South Douglas Avenue, along the curve to the right, having a radius of 312.83 feet, a distance of 3.02 feet; thence leaving South Douglas Avenue North 31° 00' 17" West, 256.41 feet to the south right-of-way of the aforesaid 20-foot alley; thence along said alley South 82° 36' 56" East, 3.83 feet to the point of beginning, and containing 766 square feet, more or less, according to the description prepared by Patrick S. Code, Tennessee Registered Land Surveyor, No. 855, in November, 2014.

Being a portion of the property conveyed to Brian A. Courtney, unmarried and Bradley D. Williams, unmarried by deed from Danny Murphy, married, of record in Instrument No. 200007060066725, dated June 30, 2000 and recorded July 5, 2000, Register's Office for Davidson County, Tennessee. Brian A. Courtney and Bradley D. Williams, now married to each other.

Being also known as 910 South Douglas Avenue, Nashville, Tennessee 37204.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **910 SOUTH DOUGLAS AVENUE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020075706

WITNESS, this 15th day of September, 2020

Brian A. Courtney

Bradley D. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian A. Courtney and Bradley D. Williams** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of September, 2020.

Notary Public

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Commission Expires: _____

LTSR Number:

GTE File: 2020075706

202009180107336

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023