WARRANTY DEED

20-CD-507

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 486049 **DEEDWARR**
09/30/2020 09:27:58 AM 2 pgs
Fees: $13.00 Taxes: $2,538.20

20200930-0112514

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $686,000.00.

Katie Ellese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vishnu Jayamohan, a married man	CapStar Bank	105 01 3M 001.00 CO
(NAME) 1037 14th Avenue South	(NAME) 2002 Richard Jones Road Ste 300A	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Six Thousand And No/100 Dollars ($686,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PREMIER PMC LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VISHNU JAYAMOHAN, 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 Unit A on the plat of 1037 14th Avenue South, a Horizontal Property Regime with private elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1037 14th Avenue South, a Horizontal Property Regime, of record in Instrument No. 20191010-0104125, amended in Instrument No. 20200724-0081624, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Premier PMC, LLC, a Tennessee limited liability company, by Warranty Deed, from Gerry L. Moffett and Jeanette S. Moffett, Co-Trustees of the Moffett Family Living Trust dated December 6, 2007, dated September 26, 2019, recorded October 3, 2019, of record in Instrument No. 20191003-0101117, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Gerry L. Moffett and Jeanette S. Moffett, Trustees, The Moffett Family Living Trust dated December 6, 2007, by Warranty Deed, from Jeanette Moffett and spouse Gerry Moffett, dated August 27, 2014, recorded September 8, 2014, of record in Instrument No. 20140908-0082045, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1037 14th Avenue South, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29th day of September, 2020.

Premier PMC LLC

BY: _____, Manager
Vishnu Jayamohan as Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared Vishnu Jayamohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Premier PMC, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 29th day of September, 2020.

_____
Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023