THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930049** Karen Johnson Davidson County Batch# 492828 DEEDWARR 10/09/2020 09:18:59 AM 2 pgs Fees: $13.00 Taxes: $2,634.40 20201009-0117514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $712,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2020. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner: Kedia Family Revocable Trust 1666 Lee Dr Mountain View, CA 94040	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-13-0T-019.00

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, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Basant Pradip Kedia and Neha Singhal, Trustees of the Kedia Family Revocable Trust, dated January 31, 2014,** ("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 Unit No. 19, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Restoration Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160613-0059685 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on June 13, 2016.

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.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 61, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432 and Scrivener's Affidavit recorded in Instrument No. 20180824-0084267 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, Instrument No. 20161024-0111840 in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Element Gulch, Inc., a Tennessee non-profit corporation of record in Instrument Number 20170719-0072843, in the Register's Office for Davidson County, Tennessee.

Charter for Element Gulch Association, Inc. of record in Instrument Number 20151023-0107999, Instrument No. 20160613-0059684 in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right-of Way of record in Instrument Number 20161108-00118037, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1212 Hawkins Street Nashville TN 37203

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 5th day of October, 2020.

Gulchetto Enterprises, LLC

BY: _____

William Ruff, Managing member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing member (or other officer authorized to execute the instrument) of Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 5th day of October, 2020.

_____

Notary Public

My Commission Expires: _____