Karen Johnson Davidson County
Batch# 502822 DEEDWARR
10/28/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201028-0125359

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of October, 2020.

Notary Public
My commission expires: 5-2-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Pranav Nagpal	U.S. Bank National Association	083-13-0B 308.00-CO
1015 Fatherland St #308	4801 Frederica Street	
Nashville, TN 37206	Owensboro, KY 42301	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD BROOKS AND KATIE BROOKS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRANAV NAGPAL, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 308, with a street address of 1015 Fatherland Street, Nashville, Tennessee 37206, as shown on the revised condominium plat, which is attached to the Second Amendment to the Master Deed of 37206 Building of record in Instrument No. 20061023-0131425, as re-recorded in Instrument No. 20061101-0135575 and as re-recorded in Instrument No. 20061113-0140782 and amended in Instrument No. 20070112-0005378 and amended in Instrument No. 20140117-0004964 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Ronald Brooks and Katie Brooks, husband and wife, from DER Holdings, LLC, a New Jersey Limited Liability Company, by deed dated 03/15/2019 of record in Instrument No. 20190318-0024401, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1015 Fatherland St #308, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 22 day of October, 2020.

Ronald Brooks by Jenny West Attorney in Fact
Ronald Brooks
BY: Jenny West as Attorney-in-Fact

Katie Brooks by Jenny West Attorney in Fact
Katie Brooks
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of October 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald Brooks by Specific POWER OF ATTORNEY dated September 22, 2020, and who acknowledged that he executed the same as the free act and deed Ronald Brooks.

Witness my hand and official seal this 22 day of October, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of October 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katie Brooks by Specific POWER OF ATTORNEY dated September 22, 2020, and who acknowledged that he executed the same as the free act and deed Katie Brooks.

Witness my hand and official seal this 22 day of October, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, **Angie Lawless**, 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 document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

