WARRANTY DEED

Karen Johnson Davidson County
Batch# 510378 DEEDWARR
11/09/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.13
20201109-0131140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rohit Padmanabhan and Elizabeth Joan Snyder	new owner	
(NAME) 1020 13th Avenue South	(NAME)	105-01-2Y-002.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **COMBS HOSPITALITY, INC., A MISSOURI CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER AKA ELIZABETH SNYDER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1020 13th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190906-0090030 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to COMBS Hospitality, Inc., a Missouri Corporation by Warranty Deed from Trace Construction, Inc., a Tennessee Corporation, and J Kevin Hyneman, a married man, and Bailey Hyneman, an unmarried woman, of record in Instrument No. 20190412-0033396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1020 13th Avenue South, Nashville, TN 37212
(House Number) (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.

Witness my hand this 3 day of NOVEMBER, 2020

COMBS HOSPITALITY, INC.,

A MISSOURI CORPORATION

BY: _____

KENDALL L. COMBS, SECRETARY

STATE OF MISSOURI

COUNTY OF TANEY

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kendall L. Combs, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Secretary of Combs Hospitality, Inc., the within named bargainor, a corporation, and that he as such Secretary of Combs Hospitality, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Secretary.

Witness my hand and official seal this 3 day of NOVEMBER, 2020.

Commission expires:

JOE DOUGLAS FAST
Notary Public, Notary Seal
State of Missouri
Taney County
Commission # 14064198
My Commission Expires 07-27-2022

_____
Notary Public

True Copy Certification

I, Margaret Philpott, 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 Tennessee

County of Davidson

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

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23