Karen Johnson Davidson County
Batch# 531690 DEEDWARR
12/14/2020 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,523.40
20201214-0146260

WARRANTY DEED

ELIZABETH LEVSEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 11-27-2023

MST 2020-2097 (Seller Only)

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,000.00

Jabett D Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2020

Elizabeth Levsen
Notary Public

MY COMMISSION EXPIRES 11/27/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B Falk	Reliant Bank Mortgage	105-10-00-003.00-CO
(NAME) 2007 Beech Avenue	(NAME) 9041 Executive Park Drive Suite 104	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Knoxville, TN 37923	
(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, **Bhavani Dinakar Prasad and wife, Suman Prasad,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael B. Falk, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 3 on the Plan of Beech Avenue Lofts, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160519-0050358 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 Bhavani Dinakar Prasad and wife, Suman Prasad by Warranty deed from Beech Avenue, LLC of record in Instrument No. 20171103-0113137 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 03, 2017.

Subject to: Property taxes have been prorated and paid at transfer. The premises herein insured is a planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Beech Avenue Lofts of record in Instrument Number 20160519-0050358, and Amendment in Instrument No. 20171204-0123407, and Assignment of Developer's Rights in Instrument No. 20180319-0025593, Register's Office for Davidson County, Tennessee. Homeowner's Association Charter of record in Instrument No. 20160519-0050357, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160701-0067905, in the Register's Office for Davidson County, Tennessee. Articles of Organization of 2003 Beech Avenue Unit 4, LLC of record in Instrument Number 20170808-0081202, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easements foe the Purpose of Public Street Rights-of-Way of record in Instrument Number 20160718-0073471, 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 property, known as 2007 Beech Avenue, Nashville, TN 37204
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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/our hand(s) this 7th DAY OF Dec, 2020.

Bhavani Dinakar Prasad by Yvette Meldrum his attorney in fact

Bhavani Dinakar Prasad by Yvette Meldrum, his attorney in fact

Suman Prasad by Yvette Meldrum her attorney in fact

Suman Prasad by Yvette Meldrum, her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum, Attorney-in-Fact for Bhavani Dinakar Prasad and Suman Prasad,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Suman Prasad, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 7TH day of December, 2020.

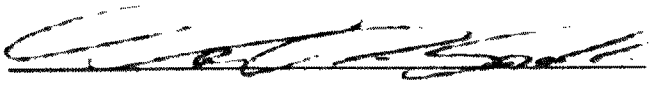
Notary Public

My Commission Expires: 2-28-21

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2021

True Copy Certification

I, Devan P. Spinelli, 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.

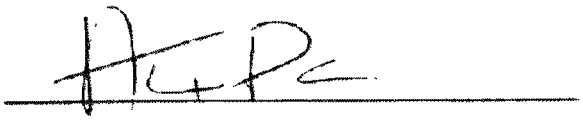


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

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



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

