WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

JM-SB-BH-20-666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(A Karen Johnson Davidson County
Batch# 544531 **DEEDWARR**
01/04/2021 12:01:08 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210104-0000535

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mujtaba Alamiri	**SWBC Mortgage**	091 05 0C 666.00
(NAME)	(NAME)	
666 Vernon Ave	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK PERSAUD AND AMELIA PERSAUD, HUSBAND AND WIFE AND AJAY SINGH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUJTABA ALAMIRI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 666 on the plan of Vernon Avenue Townhomes, a horizontal property regime with private elements, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Persaud and Amelia Persaud, husband and wife and Ajay Singh, an unmarried man by Warranty deed from Crystal D. Hayes, married (FKA Crystal D. Taylor, unmarried) of record in Instrument No. 20140624-0055283 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on June 24, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for Davidson County, Tennessee.
- Charter of Vernon Avenue Townhomes Association, Inc. of record in Instrument Number 20061024-0131878, in the Register's Office for Davidson County, Tennessee
- Attorney's Certificate for Vernon Avenue Townhomes of record in Instrument Number 20061025-0132304, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4304, Page 418 and Book 4301, Page 52, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20060228-0022628; Instrument Number 20060309-0027613; Instrument Number 20060509-0053837; Instrument Number 20060912-0112820; and Book 4015, Page 69, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20060309-0027611 and Instrument No. 20060825-0105279, in the Register's Office for Davidson County, Tennessee
- Application to combine parcels of record in Instrument Number 20050811-0095439, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **666 Vernon Ave, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 29th DAY OF DECEMBER, 2020.

Mark Persaud by Paul Hinman as Attorney in fact
Mark Persaud
by Paul Hinman as Attorney-in-fact

Amelia Persaud by Paul Hinman as Attorney in fact
Amelia Persaud
by Paul Hinman as Attorney-in-fact

Ajay Singh by Paul Hinman as Attorney in fact
Ajay Singh
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK PERSAUD AND AMELIA PERSAUD AND AJAY SINGH, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK PERSAUD AND AMELIA PERSAUD AND AJAY SINGH.

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212