

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2021.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 592280 DEEDWARR
03/15/2021 02:55:52 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20210315-0034149

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin Watts and Sujata Watts	New Owner	P/O 091-16-0-395.00
PO Box 681358		
Franklin, TN 37068		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hill Center Sylvan Heights LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin Watts and Sujata Watts, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 208, of 601 Sylvan Heights Way Condominium, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration established the 601 Sylvan Heights Way Condominiums, City of Nashville, Tennessee, of record as Instrument No. 20210223-0021483, amended by a First Amendment to Declaration Establishing 601 Sylvan Heights Way Residential Condominium of record as Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 601 Sylvan Heights Way Master Condominium as set forth in Exhibit D of said Declaration for the location of the Condominiums described herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21MS-21611-208

BEING a portion of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20160317-0025407, Register's Office for Davidson County, Tennessee.

This is improved property known as **601 Sylvan Heights Way, #208, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11 day of March, 2021.

Hill Center Sylvan Heights, LLC

By: _____
Celeste Patterson, President & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Celeste Patterson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President & Secretary of Hill Center Sylvan Heights, LLC, the within named bargainor, Tennessee a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President & Secretary.

Witness my hand and official seal this 11th day of March, 2021.

_____
Notary Public
My Commission Expires: 3/6/24

LTC File No. 21-000055-528

