THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333700** Karen Johnson Davidson County Batch# 595062 **DEEDWARR** 03/18/2021 10:28:16 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20210318-0035955	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2021. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Ramesh Gopi 102 Fairmont Place Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 06 0G 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew T. Crane, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramesh Gopi**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 102 of Fairmont Square I Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, Page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrew T. Crane, by Warranty Deed from Michael Botti and wife, Marguerite Botti, of record in Instrument No. 20140807-0071108, in the Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 7, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairmont Square I Condominiums, as recorded in Plat Book 6250, Page(s) 310.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Fairmont Square I Condominiums Condominium of record in Book 6445, Page 612, as amended by instrument(s) of record in Book 6484, Page 111 and Book 6653, Page 895; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 102 Fairmont Place Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Andrew T. Crane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew T. Crane, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022