WARRANTY DEED

Karen Johnson Davidson County
Batch# 623803 DEEDWARR
04/28/2021 09:37:54 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20210428-0056497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$815,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veena Ramaiah	**Same as Owner**	**105-01-0P-004.00CO**
(NAME)	(NAME)	
118 E 18th Street		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60616		
(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, I, **DANIEL J. CUNNINGHAM** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VEENA RAMAIAH, MARRIED WOMAN**, 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 1015-D Gulch View, as shown on Exhibit "C-2" in the Declaration Of Covenants, Conditions and Restrictions for Gulch View a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gulch View, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration. Unit 1015-D, Gulch View was formerly known as Unit D, 1015 12th Avenue South Townhomes.

Being the same property conveyed to Daniel J. Cunningham by Warranty Deed, from DC Nashville Real Estate II, LLC, a Tennessee limited liability company, dated August 4, 2016, recorded August 8, 2016, of record in Instrument Number 20160808-0082481, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1015D 12th Avenue South** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 4460, page 61 and Exhibit C-2 of Instrument Number 20160204-0010828 said Register's Office; (c) Restrictions of record in Instrument Number 20160204-0010828, said Register's Office.

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 27th day of April 2021.

Daniel J. Cunningham
By: Darin Cunningham, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Darin Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained on behalf of Daniel J. Cunningham, and acknowledged that he executed the same as the free acta and deed of Daniel J. Cunningham.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of April 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public