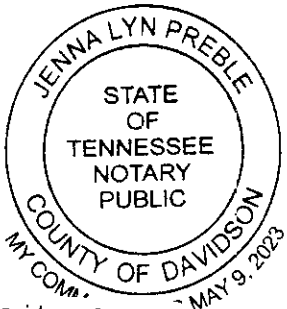
WARRANTY DEED



Karen Johnson
Batch# 645643
05/28/2021 11:35:38 AM
Fees: $13.00 Taxes: $2,451.25

Davidson County
DEEDWARR
2 pgs

20210528-0072384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07th DAY OF MAY, 2021.

Jennifer Lyn Preble
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ajay Gupta	New Owner	Parcel ID: 0081-12-3F-002.00-CO
(NAME) 1009 Garfield Street	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SW Design Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ajay Gupta, Married**, 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 No. B on the Plan of Garfield Street Townhomes, a Horizontal Property Regime with Private Elements, as shown by Plat of record in Plat Book 21, Page 23, Declaration of record in Instrument No. 20191023-0108608, in the Register's Office if Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being a portion of the property conveyed to SW Design Group, LLC, a Tennessee limited liability company, By Warranty Deed from Leroy R. Davis, a single man dated October 13, 2017 recorded October 18, 2017, of record as Instrument No. 20171018-0106798 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1009 Garfield Street, Nashville, TN 37208

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 our hands this 25 day of May, 2021.

SW Design Group, llc,
a Tennessee Limited Liability Company

BY:_____
Carrie Stevenhagen, Member

BY;_____
Sarina Walker, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carrie Stevenhagen and Sarina Walker,** with whom I am personally acquainted (or proved to me on the basis of **satisfactory** evidence), and who, upon oath, acknowledged **themselves to be Members,,** and is authorized to execute the instrument on behalf of SW Design Group, LLC, a Tennessee limited liability **the within named bargainor, and that she as such Members,** executed the foregoing instrument for the purposes therein contained, by signing the name of the **LLC by themselves as Members.**

Witness my hand and official seal, this the 25 day of May, 2021.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024