THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 710966 DEEDWARR 09/07/2021 12:52:30 PM 5 pgs Fees: $28.00 Taxes: $1,579.90 20210907-0119611	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427.000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) MATTHEW D. MINUTI, Justice of the Peace State of New Hampshire My Commission Expires September 13, 2022

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Priyanka Banarjee 706 Strickland Drive Nashville, TN 37206	Priyanka Banarjee 706 Strickland Drive Nashville, TN 37206	082150A70600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten 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, **Keri J. Marshall, Trustee of THE 102 WEST MAIN STREET TRUST dated June 28, 2013**, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **PRIYANKA BANARJEE**, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B - Exceptions

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor has not used the subject property as a private place of residence.

WITNESS my hand this 25 day of May, 2021.

THE 102 WEST MAIN STREET TRUST
dated June 28, 2013

By: _____
Keri J. Marshall, Trustee of the
102 West Main Street Trust
dated June 28, 2013

STATE OF NH
COUNTY OF Rockingham

On this 25 day of May, 2021, before me, personally appeared Keri J. Marshall, TRUSTEE of 102 WEST MAIN STREET TRUST dated June 28, 2013, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
NOTARY PUBLIC

My Commission Expires:

_____

MATTHEW D. MINUTI, Justice of the Peace
State of New Hampshire
My Commission Expires September 13, 2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 706, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to RICHARD L. COHEN, TRUSTEE OF THE 102 WEST MAIN STREET TRUST DATED JUNE 28, 2013, by deed from CPE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20170515-0047669, dated May 2, 2017, said Register's Office.

This is improved property known as 706 Strickland Drive, Nashville, TN 37206.

EXHIBIT B

Exceptions

1. 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.

2. County of Davidson Taxes for the year 2017 and thereafter, not yet due and payable.

3. Covenants, Conditions and Restrictions as set out in Deed recorded in Instrument No. 20066030-0078750.

4. Charter of Homeowners Association recorded at Instrument Nos. 20060626-0076032 and 20060803-0094877.

5. Easement Agreement as set forth in instrument recorded in Instrument No. 20150129-0008490. Grant of Utility Line Easement as set forth in instrument recorded in Instrument No. 20150130-008966.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreement, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument 20060630-0078751, as amended by instrument(s) of record in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731; 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.

7. Restrictive Covenants for East Bank Redevelopment District recorded in Book 10078, page 364, Book 10169, page 1 and Book 11625, page 241.

8. Storm Water Detention Agreement recorded at Instrument No. 20050623-0072082.

9. Sewer/Storm Drainage/Water Manage Pumps, recorded at Instrument Nos. 20050623-0072133 and 20050623-0072134 .

10. Restrictions at Book 3930, page 324 and Book 3953, page 115, said Registers Office .

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Melissa Foster
Affiant Signature

8/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2021.

Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY