WARRANTY DEED

Karen Johnson Davidson County
Batch# 830611 DEEDWARR
03/29/2022 01:05:20 PM 2 pgs
Fees: $13.00 Taxes: $3,496.50

20220329-0036265

G-P-22-379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey C. Beachum	**LoanDepot.com, LLC**	
(NAME)	(NAME)	
379 Monroe Street	**26642 Towne Centre Drive**	**082-09-0Q-379.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **UPAMANYU SANYAL AND ASHLEY SANYAL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY C. BEACHUM, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Condominium Located in Davidson County, Tennessee, Being Unit No. 379 of Horizontal Property Regime of 4th and Monroe, a Condominium Development Established Pursuant to the Provision of the Tennessee Horizontal Property Act, as the Same is Set Out in Section 66.27-101, Et. Seq. Of the Tennessee Code Annotated, Under the Master Deed Establishing Horizontal Property Regime of 4th and Monroe of Record in Instrument Number 20070619-0073328, as Amended and Restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Upamanyu Sanyal and Ashley Sanyal, husband and wife by Warranty deed from Lexicon Government Services, LLC, a Limited liability company of record in Instrument No. 20170405-0033571 Register's Office for Davidson County, Tennessee, dated March 6, 2017 and recorded on April 05, 2017.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 323, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20101116-0091682, Amended and Restarted in Instrument No. 20120824-0076410, Instrument No. 20130411-0035975 and as further amended in Instrument No.20130718-0074552, Register's Office for Davidson County, Tennessee.
- By- Laws of 4th Monroe Community Association, Inc attached as Exhibit C to the Amended and Restated Master Deed establishing a Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20120824-0076410, in the Register's Office for Davidson County, Tennessee.
- Charter of 4th and Monroe Community Association , Inc of record in Instrument Number 20070621-0074453, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070320-0033396, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Easement for Use of Dumpster of record in Instrument Number 20130528-0053582, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130, amended in Book 10625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **379 Monroe Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MARCH, 2022.

Upamanyu Sanyal

Ashley Sanyal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, UPAMANYU SANYAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY SANYAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212