PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 851577 DEEDWARR
05/06/2022 08:55:00 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20220506-0052337

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Siddharth Keswani	New Owner	093-11-0-G-705.00.CO
(NAME)	(NAME)	
20 Rutledge St. Unit 705		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(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, we, **John Agee and Laurie Young, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Siddharth Keswani and Leila Keswani, husband and wife,** 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. 705, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, and amended and restated in Instrument No. 20200108-0002612, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 705, as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 705 as shown on Condo Level 7 as set forth in Exhibit C to said Master Deed and as amended.

Being the same property conveyed to Richard D. Hammer and Vicki L. Hammer, husband and wife, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, dated August 14, 2019, of record in Instrument No. 20190815-0081768, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to John Agee and Laurie Young, husband and wife, by Warranty Deed from Richard D. Hammer and Vicki L. Hammer, husband and wife, dated January 15, 2021, of record in Instrument No. 20210121-0009123, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 20 Rutledge Street, Unit 705, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 21, page 73; Restrictions of record in Book 7084, page 983; Book 7631, page 606; Book 10512, page 464 and Book 10512, page 477; Master Deed establishing a Horizontal Property Regime of City Lights Condominiums, of record in Instrument No. 20190408-0031675, Instrument No. 20190501-0040417, Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 and Instrument No. 20200108-0002612; Articles of Incorporation/Charter of record in Instrument No. 20190409-0032210; Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20180207-0012297; Agreement for dedication of easement and/or public street right of way of record in Instrument No. 20160716-0073554; Declaration of restriction and covenants for stormwater facilities and systems of record in Instrument No. 20160826-0089450; Subject to one half of the alley abandoned by Metropolitan Nashville & Davidson County Clerk's Office pursuant to the Ordinance No. BL2014-745, as referenced in deed of record in Instrument No. 20150818-0085955 and Instrument No. 20150130-0009142; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 27th day of April, 2022.

John Agee

Laurie Young

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Agee and Laurie Young, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 27 day of April, 2022.

Notary Public
My Commission Expires: 4/23/2024

KATIE FULTS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 35950