WARRANTY DEED

Karen Johnson Davidson County
Batch# 901443 DEEDWARR
08/10/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20220810-0090946

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$567,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2022.

Notary Public

My commission expires: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George F. Schreiner **Kathryn M. Schreiner**	new owner	**Map 092-16-0-C Parcel 100-00co**
807 18th Ave S #100		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gautam Biswas and Sujata Biswas, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George F. Schreiner and Kathryn M. Schreiner, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 100, as specified on the Plat shown in the Master Deed, on the Plan of 807 Eighteenth Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798 amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 Re-Recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 807 Eighteenth Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Amendment to the Master Deed of record in Instrument No. 20050504-0050222 Re-Recorded in Instrument No. 20060109-0003220, said Register's Office, for a more complete identification and description of such Unit.

Parking Space #43 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for said County. This appurtenance is deeded with the Unit and is not transferable in any fashion except with transfer of the Unit.

Being the same property conveyed to Gautam Biswas and Sujata Biswas, husband and wife, by Deed dated October 27, 2017 from Hollace Lindsay Roe, married, of record in instrument No. 20171101-0111996, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "E" to the Amendment to the Master Deed of record in Instrument No. 20050504-0050222 Re-Recorded in Instrument No. 20060109-0003220, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798 Amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 Re-Recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, and By-Laws appended thereto, said Register's Office for Davidson County, Tennessee. 3) Charter of 807 Eighteenth Homeowner's Association, Inc., of record in Instrument No. 20041130-0142097, Register's Office for Davidson County, Tennessee. 4) Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, Register's Office for Davidson County, Tennessee. 5) Grant of Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20190628-0062917, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **807 18th Ave S #100, Nashville, TN 37203**

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 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/our hand(s) this **5th** day of **August, 2022.**

Gautam Biswas

Sujata Biswas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gautam Biswas and Sujata Biswas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **~~5th day~~** of **August, 2022.**

Notary Public

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/23/2025

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or 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 this the 9th day of August, 2022.

Affiant Signature
Date 08/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

