Karen Johnson Davidson County
Batch# 913690 DEEDWARR
09/07/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220907-0100329

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-VRES-22-535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

C G Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2022.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 8/21/23
(AFFIX SEAL)

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)
Catherine G. Wood and William R. Wood	New owner	
(NAME)	(NAME)	**081-08-4C-008.00-CO**
535 Garfield Street	274 Hidden Lake Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Hendersonville, TN 37075	
(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, **THEOTONIUS GANGULY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE G. WOOD, UNMARRIED AND WILLIAM R. WOOD AND JENNIFER A. WOOD AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Historical Row at Garfield of record in Plat at Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477 and Instrument No. 20140911-0083398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theotonius Ganguly, an unmarried man by Warranty Deed from Roberto G. Pantoja, an unmarried man of record in Instrument No. 20190731-0075411 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on July 31, 2019.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Plat Book 57, Page 9, Instrument No. 20130322-0028504, as corrected in Instrument No. 20131101-0113477, Register's Office of Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Historical Row at Garfield of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477 and Instrument No. 20140911-0083398, Register's Office for Davidson County, Tennessee.
- Charter for Historical Row at Garfield Association Inc. of record in Instrument No. 20131101-0113476, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Historical Row at Garfield Association, Inc. attached as Exhibit "C" to the Master Deed of record as Instrument No. 20131101-0113550, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Horizontal Regime of Historic Row at Garfield attached as Exhibit "B" to the Master Deed of record as Instrument No. 20131101-0113550, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facility and Systems of record in Instrument No. 20130827-0090493, 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: **535 Garfield 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 6th DAY OF SEPTEMBER, 2022.

Theotonius Ganguly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEOTONIUS GANGULY, 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 6th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 9/6/2022.

Jennifer A Hoffman
Affiant
Date: 9-7-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 7th day of September, 2022.

Allison M. Noble
Notary Public

My Commission Expires: _____

