WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Nagaiah Gaddipati
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/09
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/12/04 15:28 2pgs
Fees:13.00 Taxes:1258.00
20040812-0097718

B-4204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagaiah Gaddipati	GMAC Mortgage Corporation	116-08-0-007.00
(NAME)	(NAME)	
3503 Woodmont Lane	2600 Troy Center Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 48084	Troy, MI 48084	
(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, Stephen R. Kerr, a Married Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nagaiah Gaddipati and wife, Radhika Gaddipati, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 and the northerly 20 feet of Lot No. 3 of Block "B" on the plan of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 100 feet on the westerly side of Woodmont Lane and runs back 182.7 feet on the northerly line and 186.6 feet, more or less, on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Stephen R. Kerr by Warranty Deed from Jerri R. Carter, a single woman dated November 9, 2001, of record in Instrument No. 20011129-0131339, Register's Office for Davidson County, Tennessee.Gayle Kerr joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Stephen R Kerr.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3503 Woodmont Lane, Nashville, TN 37215

(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.

Witness my hand this 10th day of August, 2004.

Gayle Kerr

Stephen R. Kerr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2004.

Commission expires:

ROYCE ANN BODE
Notary Public, Williamson Co., TN
My Comm. Expires Nov. 14, 2004

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027