Davidson County DEEDWARR
Recvd: 06/16/05 10:00 2 pgs
Fees:13.00 Taxes:810.30

20050616-0068930

RRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENN EXP. 11/24/07 ATLARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Ryan	Bank of America	Map 83-14
(NAME)	(NAME)	
1804 Fatherland Street	9000 Southside Boulevard	Parcel 208
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, FL 32256	
(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, **RAM Y. UPPULURI AND SPOUSE, JACQUELINE KRIEGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTINA RYAN, UNMARRIED**, 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 Lot No. 16 and the westerly five feet of Lot No. 15 on the Plan of The Priest Home Place of record in Plat Book 161, page 102, which shows the property north of Fatherland Street subdivided into lots and showing that south of Fatherland Street as one block. According to an unregistered plan subdividing said block into said small lots, said Lot No. 16 and the westerly part of Lot No. 15 are described together as follows:

Beginning on the southerly margin of Fatherland Street, formerly Vansinderin Street, 100 feet easterly from the easterly margin of 18th Street, being the corner of Lots No. 16 and 17; thence southerly with the line between said two lots 150 feet to an alley; thence with said alley easterly 55 feet; thence northerly parallel with the first line 150 feet to the southerly margin of Fatherland Street; thence with the southerly margin of said Street, westerly 55 feet to the beginning.

Being the same property conveyed to Ram Y. Uppuluri and Jacqueline Krieger by deed dated January 31, 2003 from Julie Tow of record in Instrument #20030305-0029192, re-recorded in Instrument #20030326-0039889, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 161, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1804 Fatherland Street, Nashville, TN 37206

(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 our hands this 15th day of June, 2005.

Ram Y. Uppuluri

Jacqueline Krieger by Ram Y. Uppuluri,
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2005.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2005, before me personally appeared Ram Y. Uppuluri, to me known or proved to me on the basis of satisfactory evidence, be the person who executed the foregoing instrument on behalf of Jacqueline Krieger, and who acknowledged that he executed the same as the free act and deed of Jacqueline Krieger.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2005.

Commission expires:

Notary Public

