# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jathakulasingam Arayinthan | New Owner | 155-8E-67 |
| (NAME) | (NAME) | |
| 7445 Kreitner Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | | |
| (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, Walter T. Ratty III and wife, Angela D. Ratty, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jathakulasingam Arayinthan, an unmarried man, 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.44 on the Final Plat of Resubdivision, Bellevue Highlands, Phase 2, of record under Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter T. Ratty III and wife, Angela D. Ratty, by Warranty Deed dated July 11, 2003, from The Jones Company Custom Homes of Tennessee, Inc., as of record in Instrument No. 20030721-0101803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 11/18/05 15:54 2 pgs
Fees:13.00 Taxes:773.30

20051118-0139871

unimproved ☐

This is improved ☒ property, known as 7445 Kreitner Drive, Nashville, TN 37221

(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 November, 2005.

Walter T. Ratty III

Angela D. Ratty

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 Walter T. Ratty III and Angela D. Ratty, 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 15th day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

