File No. 280801135

WARRANTY DEED

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Casey Brewington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/30/08 14:11 2 pgs
Fees:13.00 Taxes:860.25

20080930-0099232

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajesh Sankaran	Same	142-13-OB-192.00
(NAME)	(NAME)	
7098 Northridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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 considerations, the receipt of which is hereby acknowledged, WE, **SIMON S. NEWMAN AND WIFE, LISA M. CLEWNER,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **RAJESH SANKARAN AND WIFE, DEEPA SHANKARANARAYANAN**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 224, on the Final Plat of Riverside, Phase 5B, as shown by plat of record in Instrument No. 20030212-0019415, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Simon S. Newman and wife, Lisa M. Clewner by Warranty Deed dated June 15, 2005, from Rochford Realty & Construction Co., Inc. of record in Instrument No. 20050622-0071358, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20030212-0019415, Register's Office of said County.

Boundary Plat as shown of record in Book 6900, Page 490, Register's Office for said County.

Water Easement to Harpeth Valley Utilities District as shown of record in Book 6970, Pages 275 & 281, Register's Office for said County.

Utility Easement to Harpeth Valley Utilities District as shown of record in Book 6970, Pages 278 & 284, Register's Office for said County.

Permanent Easement as shown of record in Book 6972, Page 45, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 7803, Page 642, Register's Office for said County.

Conservation Easement as shown of record in Instrument No. 20041019-0125877, Register's Office for said County.

Charter of Riverside Homeowner's Association, Inc. as shown of record in Book 7829, Page 703, Register's Office for said County.

Property may be subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7185, Page 619 and Book 7405, Page 780 and Instrument No. 20040419-0044162, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7098 Northridge 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 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 hands this.

Simon S. Newman

Lisa M. Clewner

STATE OF Texas

COUNTY OF Travis

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Simon S. Newman and Lisa M. Clewner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 24th of September 2008.

Commission expires:
01.28.09

Notary Public

FRANK MONTEMAYOR
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-28-09

File Number: 280801135

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