WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

X Yekolla M. Reddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dennis M. Bellamy	Bank of America	Parcel ID:
6616 Valleypark Drive	801 Crescent Center Dr. #510	126160A08700CO
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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

Yekolla M. Reddy and Soumya Mundla, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dennis M. Bellamy and Amy Bellamy, husband and wife

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:

BEING Lot No. 87, on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yekolla M. Reddy and Soumya Mundla, husband and wife by deed from Turnberry Homes, LLC, of record in Instrument 20030417-0051535, dated April 16, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; and Instrument 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231; and (3) Easement to Harpeth Valley Utility of record in Instrument 20021125-0145984; Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324; Landscape Easement of record in Instrument 20010919-0101280 and Instrument 20061103-0136691; Road and Utility Access Easement of record in Instrument 20010706-0072536; Easement and rights to Nashville, Chattanooga, and St. Louis Railway of record in Book 513, Page 396; Easement to the Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7; and Easement to TVA of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6616 Valleypark Drive, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20090034728 DEEDWARR
Recvd: 05/27/09 10:53 2 pgs
Fees:13.00 Taxes:999.00
20090527-0048484

Witness our hands this 20th day of May, 2009.

Yekolla M. Reddy

Yekolla M. Reddy

Soumya Mundla

Soumya Mundla

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 Yekolla M. Reddy and Soumya Mundla, 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 20th day of May, 2009.

My Commission Expires: 11-22-10

Notary Public

