Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3318

File No. 290700721

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061863 DEEDWARR
Recvd: 09/09/09 13:23 2 pgs
Fees:13.00 Taxes:647.50
20090909-0084481

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~ $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Bateman	New Owner	104-05-0-042.00
(NAME) 3704 Murphy Rd.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, I, **Madhumita Ananthakrishnan**, a single person, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Casey Bateman**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the PLAN OF WEST GROVE SUBDIVISION, as shown by plat of record in Plat Book 421, Page 85, 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 Madhumita Ananthakrishnan, a single person by Warranty Deed dated March 30, 2005, from Ann M. Waddey and husband, I. C. Waddey, Jr. and filed for record on April 5, 2005, in Instrument No. 20050405-0036677, Register's Office for 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 3704 Murphy Rd., Nashville, TN 37209
(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), Her 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), Her 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 25th day of August, 2009.

Madhumita Ananthakrishnan by Mitchell H. Murphy

Madhumita Ananthakrishnan, by Mitchell H. Murphy, attorney in fact her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

*20090909-0084480

On this 25th day of August, 2009, before me personally appeared Mitchell H. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Madhumita Ananthakrishnan , and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number *_____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 25th day of August, 2009..

Commission expires: 05/03/2010

Jennifer L Wise

Notary Public

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290700721

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