Return to:

Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

# WARRANTY DEED

R-VRES-10-2104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Leela Kodali | F&M Bank (NAME) | |
| 2104 Sharondale Drive (ADDRESS) | 50 Franklin Street (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Clarksville TN 37040 (CITY) (STATE) (ZIP) | 117-3-102.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHANIE NICHOLS RABY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEELA KODALI, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 ON THE PLAN OF SHARON HILL CIRCLE, OF RECORD IN BOOK 1424, PAGE 115, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 14 FROM 89.5 FEET IN THE NORTHERLY MARGIN OF SHARONDALE AND EXTENDS BACK 160 FEET ON THE EASTERLY LINE AND 158.1 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 88.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM STUART SCOTT TO STEPHANIE NICHOLS RABY, UNMARRIED AS RECORDED ON THE 5TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080205-0011770 AND WARRANTY DEED FROM DANA R. BURCH, A SINGLE PERSON TO WILLIAM STUART SCOTT AND STEPHANIE NICHOLS RABY, BOTH SINGLE PERSONS AS RECORDED ON THE 16TH DAY OF SEPTEMBER, 1993 IN BOOK 9082, PAGE 202, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 115; EASEMENT OF RECORD IN INSTRUMENT NO. 20000126-0008487 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 2104 Sharondale Drive, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans: T20100036148 DEEDWARR
Recvd: 06/15/10 09:15 2 pgs
Fees: 13.00 Taxes: 1198.43
20100615-0046302

Witness my/our hand(s) this 10th day of June, 2010.

Stephanie Nichols Raby

STATE OF Tennessee
COUNTY OF Davidson

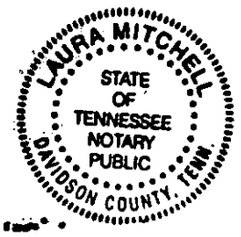
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Nichols Raby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument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

Witness my hand and official seal, this the 10th day of June, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903