Return to: . JTC
#23204-3

BOX 14-A

File No.0506110001

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110034194 DEEDWARR
Recvd: 06/08/11 08:54 2 pgs
Fees:13.00 Taxes:834.35
20110608-0043767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~ $225,500.00

Affiant

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Regina J. Watson | Wells Fargo Home Mortgage, Inc. | 128-12-0A-161 |
| (NAME) 320 Old Hickory Blvd, Unit 2817 | (NAME) 2701 Wells Fargo Way | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Minneapolis, MN 55467 | |
| (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, **Lakshmanan Ganapathy, unmarried and Kavitha Lakshmanan, married,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Regina J. Watson,** a single person hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2817, Section 4, Phase IC, Building No. 4, Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record as Instrument No. 2011011-0110875, as Supplemented and Amended by Supplement and Amendement No. 30, to the Master Deed, of record as Instrument No. 20040716-0084974, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown in Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more compelete identification and description of such unit.

Being the same property conveyed to Lakshmanan Ganapathy, unmarried, and Kavitha Lakshmanan, unmarried, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20051003-0118448, dated September 29, 2005, said Register's Office.

**The herein described property is not now the principal place of residence of Kavitha Lakshmanan, the Grantor herein.**

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 320 Old Hickory Blvd, Unit 2817, 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 6th day of June, 2011.

Lakshmanan Ganapathy

KAVITHA LAKSHMANAN by LAKSHMANAN GANAPATHY, ATTORNEY IN FACT

Kavitha Lakshmanan by Lakshmanan Ganapathy,
Attorney-in-Fact

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, Lakshmanan Ganapathy, 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 acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of June, 2011.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

On this 6th day of June 2011, before me personally appeared Lakshmanan Ganapathy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kavitha Lakshmanan, and who acknowledged that he executed the same as the free act and deed of Kavitha Lakshmanan.

My Commission expires: 12-21-14
Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**File Number:0506110001**

**RETURN TO:**
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215