WARRANTY DEED 19239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Chassidy R. Ford** | **Franklin American Mortgage Company** | **147-12-0-A-100.00 CO** |
| (NAME) **100 Northcrest Commons Circle** | (NAME) **501 Corporate Centre Drive #400** | |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Achary Peesapati and wife, Choodamani Peesapati, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chassidy R. Ford, an unmarried person, 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:

**Land in Davidson County, Tennessee, being Unit 100 on the Plan of Northcrest, Phase One & Two, a Horizontal Property Regime with private elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and restrictions for Northrest Commons Homeowners Assocation, Inc. of record in Instrument No. 20040615-0070835, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Achary Peesapati, married by deed of record in Instrument 20070530-0064123, Register's Office for Davidson County, Tennessee.**

**This instrument is executed on behalf of Achary Peesapati and wife, Choodamani Peesapati by Hari Ancha as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument** 20130430-0042812 **, in the Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.**

Davidson County DEEDWARR
Recvd: 04/30/13 09:58 3 pgs
Fees:18.00 Taxes:453.62
**20130430-0042813**

unimproved ☐

This is improved ☒ property, known as **100 Northcrest Commons Circle, Nashville, TN 37211**
(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 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.

Witness my/our hand(s) this 15th day of April, 2013.

⊗Achary Peesapati by Hari Ancha Attorney-in-Fact

Achary Peesapati
By: Hari Ancha, Attorney-in-Fact

⊗Choodamani Peesapati by Hari Ancha Attorney-in-Fact

Choodamani Peesapati
By: Hari Ancha, Attorney-in-Fact

State of Pennsylvania County of Chester

On this 22nd day of April, 2013 before me personally appeared Hari Ancha, the person who executed the foregoing instrument on behalf of Achary Peesapati and Choodamani Peesapati, and acknowledged that he executed the same as the free act and deed of the said Achary Peesapati and Choodamani Peesapati, through Power of Attorney granted him, by the said Achary Peesapati and Choodamani Peesapati.

⊗ Katherine D. Scott
Notary Public

Commission Expires: 8-13-2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine D. Scott, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires Aug. 13, 2014
Member, Pennsylvania Association of Notaries

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

