Davidson County DEEDWARR
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Fees:23.00 Taxes:281.20
20130514-0048475

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 04307012500 & 04307013000

NAME & ADDRESS OF NEW OWNER:
Prithvi Gummi
925 & 927 Anderson Lane
Madison, TN 37115

SEND TAX BILLS TO:
First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE the undersigned, **CHRISTOPHER L. RANDELL, AN UNMARRIED INDIVIDUAL AND RENEE L. RANDELL NOW KNOWN AS RENEE LANCASTER, AN UNMARRIED INDIVIDUAL** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PRITHVI GUMMI, AN UNMARRIED INDIVIDUAL** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

925 Anderson Lane, Madison, TN 37115

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 5A, on the Plan of Holland Place, as shown by plat appearing of record in Plat Book 6250, page 433, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Christopher L. Randell and wife, Renee L. Randell, by Warranty Deed from Steven G. Hobock, unmarried, dated August 30, 2007, appearing of record in Instrument Number 20070904-0105432, of the Register's Office of Davidson County, Tennessee.

AND

927 Anderson Lane, Madison, TN 37115:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 5B, on the Plan of Holland Place, as shown by plat appearing of record in Plat Book 6250, page 433, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Christopher L. Randell and wife, Renee L. Randell, by Warranty Deed from Steven G. Hobock, unmarried, dated August 30, 2007, appearing of record in Instrument Number 20070904-0105461, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6250, page 433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 925 Anderson Lane & 927 Anderson Lane, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7 day of May, 2013.

Christopher L. Randell

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher L. Randell, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7th day of May, 2013.

Christine B. Farley
NOTARY PUBLIC

My Commission Expires: 8/9/2016

Christine B. Farley
COMMISSION # EE 224079
EXPIRES: AUG. 09, 2016
www.AaronNotary.com

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7 day of May, 2013.

Renee Lancaster

Renee L. Randell now known as Renee Lancaster

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Renee L. Randell now known as Renee Lancaster, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

Notary Public State of Florida
Lissette Babilonia
My Commission DD978485
Expires 04/04/2014

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7 day of May, 2013.

Lissette Babilonia
NOTARY PUBLIC

My Commission Expires: 4/4/2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Lancaster
AFFIANT

Sworn to and subscribed before me this 7 day of May, 2013.

Lissette Babilonia
NOTARY PUBLIC

My Commission Expires: 4/4/14

Notary Public State of Florida
Lissette Babilonia
My Commission DD978485
Expires 04/04/2014

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TRUE COPY CERTIFICATION

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

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15

