WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075200 DEEDWARR
Recvd: 08/30/13 09:18 2 pgs
Fees:13.00 Taxes:906.50
20130830-0091629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2013.

ANDREW P. CHARLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 4, 2013

Notary Public

MY COMMISSION EXPIRES: 11/4/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Masood Ahammed Machingal	Pinnacle Bank	Map 114-7-B
(NAME)	(NAME)	
525 Wheatfield Way	150 3rd Ave., South, Ste 900	Parcel 22 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37201	
(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, **KEVIN BERNARD EDMONDS AND WIFE, RUTH ELAINE EDMONDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASOOD AHAMMED MACHINGAL AND SHAHINA KOZHISSERI, HUSBAND AND WIFE,** 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 Lot No. 127 on the Plan of Westchase, Section One of record in Plat Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin Bernard Edmonds to create a tenancy cy the entirety, by deed from Ruth Elaine Edmonds, formerly known as Ruth Ross, of record in Instrument No. 20100614-0045784, said Register's Office.

Kevin Bernard Edmonds is one and the same person as Kevin B. Edmonds.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 521 and Instrument No. 20021203-0148525, said Register's Office; (c) restrictive covenants of record in Instrument 20021126-0146387 and Instrument No. 20050602-0062617, said Register's Office; and (d) easements of record in Book 5222, page 720, Book 2484, page 315, Book 8626, page 852, Instrument No. 20021028-0131574 and Instrument No. 20021104-0134795, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 525 Wheatfield Way, Nashville, Tennessee 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 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 our hands this 22nd day of August, 2013.

Kevin Bernard Edmonds

Ruth Elaine Edmonds

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 Kevin Bernard Edmonds and Ruth Elaine Edmonds, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of August, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public