This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Vipula Gopal
5848 Sterling Oaks Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Kansas State Bank of Manhattan
1010 Westloop
Manhattan, KS 66502

MAP 172-5
GROUP B
PARCEL 90.00co

BILL GARRETT, Davidson County
Trans:T20130079953 DEEDWARR
Recvd: 09/16/13 12:31 3 pgs
Fees:18.00 Taxes:1039.70
20130916-0097247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven R. Smith and wife, Anu Kodali-Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Vipula Gopal, a single woman**, hereinafter called the GRANTEE, his 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. 22 on the Plan of Sterling Oaks, Phase II, of record in Plat Book 11190, page 141, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Steven R. Smith, unmarried by deed dated April 28, 2009 from Richard K. Summers and wife, Valerie A. Summers of record in Instrument no. 20090512-0043764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5848 Sterling Oaks Drive, Brentwood, Tennessee 37027.**

*Anu Kodali-Smith, spouse of Steven R. Smith, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **12th** day of **September, 2013.**

Steven R. Smith

Anu Kodali-Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven R. Smith and wife, Anu Kodali-Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $281,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016