BILL GARRETT, Davidson County
Trans:T20140034284 DEEDWARR
Recvd: 05/16/14 11:10 2 pgs
Fees:13.00 Taxes:1148.85

20140516-0042199

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-14400058

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of MAY, 2014

Notary Public

MY COMMISSION EXPIRES: 3-6-18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANUPA NAIK 1809 RUSSELL STREET NASHVILLE, TN 37206	New Owner	083-14-0-072.00

FOR AND IN 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,

RYAN BOTTOMS AND WIFE, JENNIFER BOTTOMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANUPA NAIK, AN UNMARRIED WOMAN

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. 86 of Block "E" on the plan of the Subdivision of Priest Home Place, as of record in Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the Northerly side of Russell, formerly Ruth Street, and extends back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Ryan Bottoms and wife, Jennifer Bottoms, by Quitclaim Deed from Jennifer Bottoms f/k/a Jennifer Davis, dated 1/4/13 and recorded 1/10/13 in Instrument No. 20130110-0003220; and being the same property previously conveyed to Jennifer Davis, unmarried, by Warranty Deed from Robert Thomas, unmarried, dated 4/28/06 and recorded 5/4/06 in Instrument No. 20060504-0051921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1809 RUSSELL STREET, NASHVILLE, TN 37206**
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 13th day of MAY, 2014.

RYAN BOTTOMS

JENNIFER BOTTOMS

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 RYAN BOTTOMS AND WIFE, JENNIFER BOTTOMS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of MAY, 2014.

Commission Expires: 3-6-18

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018