#8330

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140038712 DEEDWARR
Recvd: 06/03/14 11:26 2 pgs
Fees:13.00 Taxes:266.40
20140603-0047784

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1089**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/22/2014**, by and between **Vinayagam Subramani**, parties of the first part, and **Beverly Buchanan**, *unmarried party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being lots 7 and 8, Block 0 on the Map of the Subdivision of Block 0 and P, Plan No. 3, West Nashville, as of record in Book 161, Page 9, Register's Office for Davidson County, Tennessee.

Said Lots 7 and 8 front together 50 feet on the west side of 42nd Avenue North, and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Vinayagam Subramani, recorded 02/12/2014 of record in Instrument Number 201402120012414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **09108027100**
☒ **Improved 909 42nd Avenue North, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Vinayagam Subramani

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Vinayagam Subramani** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of May, 2014..

Rebecca L. Daniel
Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Beverly Buchanan**

and Address: **909 42nd Avenue North, Nashville, TN 37209**

Mail tax bills to: US Bank
3180 Rider Trail South
Earth City MO 63045

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$72,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of May, 2014..

Notary Public

My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017