Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140043535 DEEDWARR
Recvd: 06/19/14 13:06 3 pgs
Fees:18.00 Taxes:521.70
20140619-0053653

W & I Ref: DM Title No: 53542

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Syama S. Tunuguntla Koteswari Tunuguntla 3375 Harpeth Springs Drive Nashville, Tennessee 37221	New Owners

TAX MAP-PARCEL NUMBERS: 141060D1400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$141,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria Del-Pilar Vallecillo, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Syama S. Tunuguntla and spouse, Koteswari Tunuguntla** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of Riverbridge Community, a Planned Unit Development of record in Doc. No. 20030213-0019999, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Del-Pilar Vallecillo, an unmarried woman by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated November 24, 2004 and recorded on December 2, 2004 of record in Doc. No. 20041202-0143786, Register's Office for Davidson County, Tennessee.

Aliaksei Valeriavich Khadunou, spouse of Maria Del-Pilar Vallecillo, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0019999, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016032, amended in Doc. No. 20050520-0056889, By-Laws in Doc. No. 20030218-0020987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Doc. No. 20021217-0155374, said Register's Office.

This instrument is executed on behalf of Aliaksei Valeriavich Khadunou by Maria Del-Pilar Vallecillo pursuant to a Power of Attorney executed by him on the 6th day of June, 2014, of record in Instrument No. 20140619-0053652, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

EXHIBIT "A"

To

Warranty Deed

FROM: Maria Del-Pilar Vallecillo

TO: Syama S. Tunuguntla and spouse, Koteswari Tunuguntla

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Maria del-P Vallecillo

Maria Del-Pilar Vallecillo, Affiant

Sworn to and subscribed before me this 16th day of June, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

This is improved property, known as: 3375 Harpeth Springs Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2014 .

Maria del-P. Vallecillo
Maria Del-Pilar Vallecillo

Aliaksei Khadunou
Aliaksei Valeriavich Khadunou
by Maria del-Pilar Vallecillo
Atty - in Fact

State of TENNESSEE
County of DAVIDSON

On this 16th day of June, 2014 , before me the undersigned authority, personally appeared **Maria Del-Pilar Vallecillo,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES: March 3, 2015

Notary

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 , **Maria Del-Pilar Vallecillo** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Aliaksei Valeriavich Khadunou** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $141,000.00

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Affiant

Sworn and subscribed before me this 16th day of June, 2014

Notary Public

My Commission Expires: _____