WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063430 DEEDWARR
Recvd: 08/27/14 09:55 2 pgs
Fees:13.00 Taxes:925.00
20140827-0078024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2014.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark E. Plumlee	F+M Bank	Map 155-080C,Parcel 020.00C0
6540 Chessington Drive	50 Franklin Street	
Nashville, TN 37221	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ramesh Aramandla and wife, Radhika Aramandla

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

Mark E. Plumlee, a single man

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. 20 on the Plan of Poplar Creek Estates, a Planned Unit Development, Phase 2, of record in Book 6900, page 339-347 and amended in Plat Book 7900,pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Ramesh Aramandla and wife, Radhika Aramandla, by Deed from Jill R. Justice Ryan, married, dated August 30, 1999, of record in Book 11642, page 832. Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 6900, Pages 339-347, and as amended in Book 7900, Pages 888 and 889, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Storm Water Detention Agreement of record in Book 7099, Page 299, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates, of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, page 433, Book 6987, page 966. Book 7270, Page 648, Book 7964, page 33, Book 9472, page 824, Register's Office for Davidson County, Tennessee.

4) Charter of Poplar Creek Estates Homeowners Association, Inc., of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

5) Quitclaim Deeds to Poplar Creek Estates Homeowners Association for open space of record in Instrument No. 200000124-0007575, Instrument No. 20011017-0113305 and as shown on Plat in Instrument No. 20010911-0098418, Register's Office for Davidson County, Tennessee.

6) Easement conveyed to Harpeth Valley Utility District of record in Book 6613. Page 533. Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **6540 Chessington Drive, Nashville, TN 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 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 my/our hand(s) this **15th** day of **August, 2014.**

A. Ramesh _____

Ramesh Aramandla

A. Radhika _____

Radhika Aramandla

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Ramesh Aramandla and Radhika Aramandla,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17