WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024842 DEEDWARR
Recvd: 04/06/15 10:35 3 pgs
Fees:18.00 Taxes:1313.50
20150406-0029400

STATE OF ~~Tennessee~~ New Mexico
COUNTY OF ~~Davidson~~ Santa Fe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

OFFICIAL SEAL
MIRANDA R. CABRERA
NOTARY PUBLIC-State of New Mexico
My Commission Expires 1/6/19

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of March, 2015.

Notary Public

~~MY COMMISSION EXPIRES:~~ 1/6/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Schley	First Bank	129-6-035.00
(NAME)	(NAME)	
6617 Ellwood Court	318 Seaboard Lane Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shiva K. Ayalasomayajula and wife, Frances A. Ayalasomayajula**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Schley and Allissa Hare**, 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. 134, on the plan of West Meade Park, Inc., Section 4, of record in Plat Book 3300, Pages 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Herbert R. Rich and wife, Carla B. Rich by Warranty Deed dated 07/28/1967 from Laura K. Weinstein of record in Book 4157, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shiva K. Ayalasomayajula and wife, Frances A. Ayalasomayajula by Warranty Deed dated 02/28/2013 from Carla B. Rich, Unmarried of record in Instrument 201303250028957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is Improved ☑ property, known as 6617 Ellwood Court, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31 day of March, 2015.

Shiva K. Ayalsmayajula

Frances A. Ayalsmayajula

State of New Mexico
County of Santa Fe

On this 31 day of March, 2015, before me, a Notary public in and for said County and State, personally appeared **Shiva K. Ayalasomayajula**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 1/6/19

OFFICIAL SEAL
MIRANDA R. CABRERA
NOTARY PUBLIC-State of New Mexico
My Commission Expires 1/6/19

State of _____

County Of _____

On this _____ day of March, 2015, before me, a Notary public in and for said County and State, personally appeared **Frances A. Ayalasomayajula,** individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Witness our hands this 31 day of March, 2015.

Shiva K. Ayalsmayajula

Frances A. Ayalsmayajula

State of California
County of _____

On this _____ day of March, 2015, before me, a Notary public in and for said County and State, personally appeared **Shiva K. Ayalasomayajula**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

State of California
County Of San Diego

On this 31st day of March, 2015, before me, a Notary public in and for said County and State, personally appeared **Frances A. Ayalasomayajula**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: July 1, 2017

BRITTNEY ROMAN
Commission # 2032060
Notary Public - California
San Diego County
My Comm. Expires Jul 1, 2017