Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150029428 DEEDWARR
Recvd: 04/20/15 09:57 2 pgs
Fees:13.00 Taxes:1172.90
20150420-0034771

**WARRANTY DEED**

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

NOTARY PUBLIC

My commission expires: 1-26-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Summer Thielebeule<br>Adam Thielebeule<br>7532 River Fork Dr.<br>Nashville, TN 37221 | Franklin Synergy Bank<br>722 Columbia Ave<br>Franklin, TN 37064 | 141-14-0-A-026.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventeen Thousand and 00/100 Dollars ($317,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VICTOR S. MADHAVAN AND WIFE, GEETHA MANI MADHAVAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUMMER COLE A/K/A SUMMER THIELEBEULE AND ADAM THIELEBEULE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 26 on the Plan of Hanover Park of Sheffield, as of record in Book 9700, Pages 154, 155, and 156, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Victor S. Madhavan and wife, Geetha Mani Madhavan, by Warranty Deed from Phillip Hampton, unmarried, dated November 15, 2002 and recorded November 19, 2002, of record in Instrument Number 20021119-0143167, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 7532 River Fork Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of April, 2015.

**VICTOR S. MADHAVAN**

Geethamani Madhavan

**GEETHA MANI MADHAVAN, BY VICTOR S. MADHAVEN, HER ATTORNEY IN FACT**

By: Victor S. Madhavan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Victor S. Madhavan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of April, 2015.

Sarah Simmons
Notary Public

My commission expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15 day of April, 2015, before me, appeared Victor S. Madhavan, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Geetha Mani Madhavan, and that said instrument was signed in behalf of the said Geetha Mani Madhavan by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Sarah Simmons
Notary Public

My commission expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY