GRN 1512794

Davidson County	DEEDWARR
Recvd: 04/23/15 14:24	2 pgs
Fees:13.00 Taxes:370.00	
20150423-0036538	

WARRANTY DEED

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kalairaja Chinnaveerappan, a married person	Citi Bank N.A.	163 02 0C 313.00
(NAME)	(NAME)	
1382 Rural Hill Road, #313	1000 Technology Dr.	
(ADDRESS)	(ADDRESS)	
TN		
Antioch 37013	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thousand And No/100 Dollars ($100,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffany J. Birchfield, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kalairaja Chinnaveerappan, a married person**, 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 Unit No. 313, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit to and established by, the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Tiffany J. Birchfield, a single person, by Warranty Deed from Alliance Development, LLC, a Tennessee Limited Liability Company, F/K/A Coleman Lake Partners, LLC dated September 1, 2010 and recorded September 3, 2010 as Instrument No. 20100903-0070359, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
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unimproved ☐

This is improved ☒ property, known as 1382 Rural Hill Road, #313, Antioch, TN 37013

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, has 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 15th day of April, 2015.

Tiffany J. Birchfield

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Tiffany J. Birchfield**, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of April, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018