BILL GARRETT, Davidson County
Trans:T20150032443 DEEDWARR
Recvd: 04/29/15 12:39 2 pgs
Fees:13.00 Taxes:925.00
20150429-0038316

WARRANTY DEED

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7439 LITTLE CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brandy Little and Jeremy Little	Franklin American Mtg	142130B19200CO
7098 Northridge Drive	501 Corporate Centre Dr	#400
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

RAJESH SANKARAN AND WIFE DEEPA SHANKARANARAYANAN

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

BRANDY LITTLE AND JEREMY LITTLE, WIFE AND HUSBAND

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:

Being Lot No. 224, on the Final Plat of Riverside, Phase 5B, as shown by plat of record in Instrument No. 20030212-0019415, of the Register's Office of 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 Rajesh Sankaran and wife, Deepa Shankaranarayanan by Warranty Deed from Simon S. Newman and wife, Lisa M. Clewner, recorded on the 30th day of September, 2008 in Instrument No. 20080930-0099232, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSIDE, PHASE 5B, as recorded in Instrument No. 20030212-0019415 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7405, Page 780, amended at Instrument No. 20040419-0044162 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Water Lines, recorded in Book 6970, Page 275 and Book 6970, Page 284.

f. Easement for Public Utilities, recorded in Book 6970, Page 278.

g. Easement for Right of Way, recorded in Book 6972, Page 45.

This is improved property known as 7098 Northridge 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 in 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 hand on the 27th day of April, 2015.

Rajesh Sankaran

Deepa Shankaranarayanan

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, a Notary Public of said County and State, RAJESH SANKARAN AND DEEPA SHANKARANARAYANAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of April, 2015.

NOTARY PUBLIC STATE OF TEXAS
PRIYA KRISHNAN
My Commission Expires
June 13, 2018

Notary Public

My Commission Expires: 06.13.18