BILL GARRETT, Davidson County
Trans:T20150034457 DEEDWARR
Recvd: 05/05/15 13:01 2 pgs
Fees:13.00 Taxes:307.10
20150505-0040821

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1119**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/30/2015**, by and between **Subbalkshmy Venkiteswaran, and Subramanian Radhakrishnan, Husband and Wife**, parties of the first part, and **21/32 Properties, GP**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the westerly 50 feet of Lot No. 31 on the map of Sharpe and Horn's 4th Addition to Nashville of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the southerly inside of Douglas Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Subbalakshmy M Venkiteswaran, married by Warranty Deed from Douglas K. Mind, unmarried dated January 28, 2008, of record in Instrument No. 20080201-0010696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **072 13 0 321.00**
☒ Improved **916 Douglas Ave, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Subbalkshmy Venkiteswaran

Subramanian Radhakrishnan

STATE OF Texas

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Subbalkshmy Venkiteswaran and Subramanian Radhakrishnan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of April, 2015..

Notary Public

My Commission Expires: 08-12-2018

MARISSA C. PETERSON
Notary Public, State of Texas
My Commission Expires
August 12, 2018

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Owner's Name: **2132 Properties**

and Address: **916 Douglas Ave, Nashville, TN 37206**

Mail tax bills to, Owner
204 River Hills Drive
Nashville, TN 37210

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$83,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 30th day of April, 2015..

Notary Public

My Commission Expires: 12.15.15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY