PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20150034922 DEEDWARR
Recvd: 05/06/15 10:51 2 pgs
Fees:13.00 Taxes:1332.00
20150506-0041326

W & I Ref: (DKM) Title No.: 57408
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jarod A. Garner Kristin M. Swana 5949 Fireside Drive Brentwood, TN 37027	Wells Fargo Home Mortgage 2701 Wells Fargo Way Minneapolis, MN 55467

TAX MAP PARCEL NUMBERS: 16016006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Malleswari N. Paruchuri**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jarod A. Garner, unmarried, and Kristin M. Swana, unmarried, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the revised plan of Hearthstone-Phase 6, of record in Book 6900, Pages 254 and 255, Register's Office for said County.

Said Lot No. 67, which is a corner lot, fronts 85.00 feet on the northeasterly margin of Fireside Drive and fronts 114.32 feet on the southeasterly margin of Manor Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 107.32 feet on the northeasterly line and 134.00 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Malleswari N. Paruchuri by Warranty Deed from Kirk R. Ferguson, a single person, dated March 20, 1995, recorded April 3, 1995 in Book 9634, Page 601, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 254 and 255, said Register's Office, which Plan shows a 30, foot minimum building setback line from Fireside Drive and a 10 foot minimum setback line from Manor Place, together with a designated building envelope, and a 10 foot easement for public utility and drainage purposes along the northeasterly and southeasterly lines of said lot and a 10 foot easement for public utility purposes along the southwesterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6917, Page 575, Book 7053, Page 982, amended in Book 9945, Page 958; By-laws of record in Book 7403, Page 568, amended in Instrument No. 20080624-0064983, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5949 Fireside Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2015

Malleswari N. Paruchuri

Malleswari N. Paruchuri

State of Tennessee

County of Davidson

On this 30th day of April, 2015, before me the undersigned authority, personally appeared Malleswari N. Paruchuri, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 4-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2015.

Notary

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY