THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150038664 DEEDWARR
Recvd: 05/19/15 09:12 2 pgs
Fees:13.00 Taxes:1427.83
20150519-0045860

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sanjeev Kulkarni and Manjiri Kulkarni 1942 Stonehouse Court Dunwoody, GA 30338	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	171-03-0A-057.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **REBECCA S. ROUNTREE**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SANJEEV KULKARNI AND WIFE, MANJIRI KULKARNI**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 170 on the Plan of Section Two, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 640, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca S. Rountree by Warranty Deed from Radnor Homes, Inc., of record on 06/02/1995, in Book 9688, Page 366, Davidson County Register of Deeds.

This is improved property known as **4857 Manassas Drive, Brentwood, Tennessee 37027** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **15th** day of **May**, **2015**:

Rebecca S. Rountree
Rebecca S. Rountree

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA S. ROUNTREE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of May, 2015:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 7/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,900.00.

Manjiri J. Kalkarni
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015:

Notary Public

My Commission Expires: 4/3/18

