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.: **15-1120**

BILL GARRETT, Davidson County
Trans:T20150044240 DEEDWARR
Recvd: 06/05/15 09:15 2 pgs
Fees:13.00 Taxes:240.50
20150605-0052699

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/29/2015**, by and between **Subbalakshmy Venkiteswaran, and Subramanian Radhakrishnan, husband and wife** parties of the first part, and **Harold D. Plemons and Carolyn R. Plemons, husband and wife**, 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 Lot No. 33 on the plan of Cumberland Gardens, Section VIII, of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 fronts 50.2 feet on the south side of Jenkins Street and runs back 102.7 feet on the westerly line and 107.5 feet on the easterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Subbalakshmy Venkiteswaran and husband, Subramanian Radhakrishnan by Warranty Deed from Cornerstone Investments, Inc., dated May 12, 2008, of record in Instrument No. 20080515-0049837, Register's Office for Davidson County, Tennessee.

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

Parcel ID # **081 06 0 267.00**

☒ Improved **2511 Jenkins Street, Nashville, TN 37208**

☐ 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.

Subbalakshmy 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 **Subbalakshmy 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: **Harold D. Plemons and Carol R. Plemons**

and Address: **2511 Jenkins Street, Nashville, TN 37208**

Mail tax bills to:

Everett Financial Inc., dba Supreme Lending
PO Box 692430
San Antonio,

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 **$65,000.00** 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