BILL GARRETT, Davidson County
Trans:T20150051080 DEEDWARR
Recvd: 06/25/15 12:41 2 pgs
Fees:13.00 Taxes:1180.30
20150625-0061232

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 319,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2015.

Notary Public

My commission expires: 8/21/2018

SUMNER COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shanthi Katragadda **Vinit Modi**	Prime Lending	**186040A01000CO**
8049 Canonbury Drive	18111 Preston Rd., Suite 900	
Nolensville, TN 37135	Dallas, TX 75252	

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,

Kelly A. Helmlinger and Pamela Helmlinger, husband and wife

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

Shanthi Katragadda, unamrried and Vinit Modi, unmarried, as tenants in common with the right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 195 on the plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelly A. Helmlinger and Pamela Helmlinger, husband and wife by Warranty Deed from Brookhaven Development, LLC, a Tennessee limited liability company dated 12/21/06 and recorded on 12/28/06 in Instrument No. 20061228-0160153, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 8049 Canonbury Drive, Nolensville, TN 37135.

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, their heirs and assigns forever; and we do covenant with 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.

KH PH
Witness my/our hand(s) this ~~18th~~ 22nd day of June, 2015.

Kelly A. Helmlinger

Pamela Helmlinger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelly A. Helmlinger and Pamela Helmlinger, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~18th~~ 22nd Sep. day of June, 2015.

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018