Davidson County	**DEEDWARR**
Recvd: 06/30/15 09:24	**3 pgs**
Fees:18.00 Taxes:518.00	
20150630-0062734	

WARRANTY DEED

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Raju Mothey	U.S. Bank N.A.	162 04 0 037.00
(NAME)	(NAME)	
364 Bart Drive	3301 Rider Trial S	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maria Baires, unmarried, and Rosa Olivia, unmarried,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raju Mothey** and wife, Anupa Mothey, 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:

Being Lot No. 298 on the Plan of Antioch Park, Section 4, as of record in Plat Book 4300, Page 119, Register's Office for said county, described as follows:

Said Lot No. 298 fronts 90.0 feet on the northwest side of Bart Drive and extends back 301.6 feet on the northeast line and 315.0 feet on the southwest line, to a dead line in the rear measuring 13.74 feet thereon.

Being the same property conveyed to Maria Baires and Rosa Olivia, as Tenants in common by Warranty Deed from James Cottle and wife, Beatrice Cottle dated September 5, 2008 and recorded September 12, 2008 in Instrument No. 20080912-0093596 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-152661

unimproved ☐
This is improved ☒ property, known as 364 Bart Drive, Antioch, TN 37013

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, has a good right to convey it and the same is 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.

Witness our hands this 29th day of June, 2015.

Maria Baires

Rosa Olivia

Rosa Olivia
By: Maria Baires as Attorney in Fact Attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Maria Baires the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-152661

STATE OF TENNESSEE)
COUNTY OF W. Wilson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Maria Baires, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rosa Olivia, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Rosa Olivia (the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 29th day of June, 2015.

My Commission Expires: 7-24-17

NOTARY PUBLIC

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2018

Shelly M Smith

File Number: NAT-152661