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.: **15-1157**

BILL GARRETT, Davidson County
Trans:T20150057855 DEEDWARR
Recvd: 07/16/15 12:21 2 pgs
Fees:13.00 Taxes:345.95
20150716-0069518

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/26/2015**, by and between **Martha East Morgan,** parties of the first part, and **Dinesh R. Gudibandi, and Pushyami Adapa, 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 **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49,50,51,52,53,54,55,56,57,58,59,60,61,62,64,65,67,68,69,71,72,73,75,76,77 and 79 as shown on the Plan of record in Book 6250, Page 541 and amending Book 5200, Pages 623 thru 625, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard H. East by Warranty Deed from Gene M. McGahen, II and wife, Regan W. McGahen, dated 02/12/2004, of record in Instrument Number 20040301-0023171, and re-recorded in Instrument Number 20040728-0090423, Register's Office of Davidson County, Tennessee. Richard H. East died DOD 09/27/2013 and by virtue of his Last Will & Testament in Chancery Count of Lincoln County, Mississippi, CA No. 2013-0600. Designating Martha East Morgan, as Executrix. Further Being the same property conveyed to Martha (East) Morgan, Individually by deed from Martha (East) Morgan, as Executrix of the Estate of Richard Howell East, deceased and Trustee and Sole Beneficiary of "The Richard Howell East Living Trust", dated 06/29/2015 of record in Instrument Number 20150716-0069517, Register's Office for Davidson County, Tennessee.

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

Parcel ID # **07511013500**

☒ Improved **822 Rachels View, Hermitage, TN 37076**

☐ 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.

Martha East Morgan

STATE OF ~~Tennessee~~ Mississippi (MS)

COUNTY OF ~~Davidson~~ Lincoln

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Martha East Morgan 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 ~~26th~~ 29th (MS) day of June, 2015..

STATE OF MISSISSIPPI MARGO P. SMITH ID No. 47991 NOTARY PUBLIC Comm Expires Aug 22, 2016 LINCOLN COUNTY

Notary Public

My Commission Expires: _____

****

Owner's Name: **Dinesh R. Gudibandi and Pushyami Adapa**

and Address: **822 Rachels View, Hermitage, TN 37076**

Mail tax bills to:

Mortgage Investors Group
8320 E Walker Springs Lane Suite 200
Knoxville, TN 37923

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 **$93,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day of June, 2015..

Notary Public

My Commission Expires: 12.15.15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY