1 of 2 Sirlin Box 44

WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
June 21, 2016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 6.21.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Balasubramanian	SunTrust Mortgage, Inc.	091-06-0E-001.00CO
(NAME)	(NAME)	
6016 Morrow Road	901 Semmes Avenue RVW 5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **John Paul Wilkinson, and wife and Shelly Fleming Wilkinson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Balasubramanian and Sheila Kusnoor, husband and wife**, 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 Unit A, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Morrow Road Townhomes I, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080806-0081075, and Attorney's Certificate in Instrument No. 20110830-0066896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Paul Wilkinson and wife, Shelly Fleming Wilkinson, by deed from First Federal Bank, of record in Instrument No. 20110912-0070470, dated September 7, 2011, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6016 Morrow Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150059067 DEEDWARR
Recvd: 07/20/15 15:25 2 pgs
Fees:13.00 Taxes:910.20
20150720-0070942

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 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 17th day of July, 2015.

John Paul Wilkinson

Shelly Fleming Wilkinson

State of Tennessee

County of Davidson

On this 17th day of July, 2015, before me, a Notary public in and for said County and State, personally appeared John Paul Wilkinson and Shelly Fleming Wilkinson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public: Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019