BILL GARRETT, Davidson County
Trans:T20150072986 DEEDWARR
Recvd: 08/27/15 14:19 3 pgs
Fees:18.00 Taxes:2035.00
20150827-0087018

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Balasundaram Srinivasan & Vidyapriya Balasundaram
9564 Hampton Reserve Drive
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MAP/PARCEL 172-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Samual D. O'Neal, Gary L. O'Neal, Wanda O'Neal Bumpus, Malah O'Neal Tidwell, Ann D. Lovelace, and William M. Derryberry,** has this day bargained and sold, and does hereby transfer and convey unto **Balasundaram Srinivasan and Vidyapriya Balasundaram, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, being a part of Tract No. 1 on an unrecorded plan of the Subdivision of the Geo. D. Waller 63 acre tract on the east side of the Nolensville Pike, and described as follows:

Beginning at a point in the center of Nolensville Pike, the northwest corner of the property conveyed to Fred S. Gentry and wife, by deed from D. E. Rawls and wife, of record in Book 1046, Page 14, Register's Office for said County; thence North 89 1/2 degrees East with Gentry's northerly line 400 feet to a point; thence South 3 1/4 degrees west and parallel with the Nolensville Pike 100 feet to a point in the north line of Tract No. 2 of the above plan, being the property of B. R. Dickson and wife; thence North 89 1/2 degrees East with Dickson's northerly line 771 feet to a stake 12 feet south of a hackberry; thence at right angles northwardly with Dickson's westerly line 330 feet more or less to a stake in a fence, Mrs. T. S. King's south line; thence South 89 degrees West with Mrs. King's southerly line 545 feet, more or less, to a point; thence South 3 1/4 degrees West and parallel with the Nolensville Pike 100 feet to a point; thence South 89 degrees West 600 feet to a point in the center of the Nolensville Pike; thence with the center of the Nolensville Pike, South 3 1/4 degrees West 164 feet to the point of beginning.

Being the same property conveyed to E. M. Derryberry and wife, Bernice Derryberry by Warranty Deed from Reba Walker Graham, a widow, of record in Book 6373, Page 660, Register's Office for Davidson County, Tennessee, dated September 1, 1984 and recorded on September 4, 1984.

The said Bernice Derryberry having pre-deceased E. M. Derryberry (being one and the same person as Eris McRae Derryberry) and under the Last Will and Testament of Eris McRae Derryberry probated under Docket #09P1654 in the Probate Court for Davidson County, Tennessee, said property was devised to Llyowene D. O'Neal, Ann D. Lovelace and William M. Derryberry (also see Executor's Quitclaim Deed of record in Instrument No. 20100405-0024886, said Register's Office). The said Llyowene D. O'Neal having since

died testate on August 10, 2014; however, no Will was probated. Both the heirs at law and beneficiaries under her Will are Samual D. O'Neal, Gary L. O'Neal, Wanda O'Neal Bumpus, and Malah O'Neal Tidwell.

This is improved/unimproved property known as: **5966 Nolensville Pike, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of August, 2015.

Samuel D. O'Neal
Samual D. O'Neal

Gary L O'Neal
Gary L O'Neal

Wanda O'Neal Bumpus
Wanda O'Neal Bumpus

Malah O'Neal Tidwell
Malah O'Neal Tidwell

Ann D Lovelace
Ann D. Lovelace

William M. Derryberry
Williams M. Derryberry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Samual D. O'Neal, Gary L. O'Neal, Wanda O'Neal Bumpus, Malah O'Neal Tidwell, Ann D. Lovelace, and William M. Derryberry ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of August, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-16

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 10-05-15

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 158616