This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Srimanth Brindavanam
226 Sterling Woods Dr.
MT Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/08/15 13:19 2 pgs
Fees:13.00 Taxes:388.50
20150908-0091102

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP 07507027700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prithvi Gummi, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Srimanth Brindavanam**, and wife, Sirisha R. Seri, hereinafter called the "GRANTEE", 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. 1-A on the Plan of Zone Lot Division of Lots 1-8, 10-14, 16-18, 20-21, Rachel Square, Section One, A Planned Unit Development, of record in Book 6250, page 538-543, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete and accurate description of said lot.

Being the same property conveyed to Prithvi Gummi, unmarried by deed from Secretary of Housing and Urban Development dated April 1, 2013, of record in Instrument no. 20130402-0032574, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Charter contained in an instrument of record in Book 6683, page 576, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6455, page 135, Book 6619, page 777, Book 6619, page 782, Book 8030, page 757, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those facts, conditions and limitations shown on the Plan of record in Book 5200, page 623-625, and Book 6231, page 64 & 66, Book 6250, page 538-543, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 526 Highland View Dr., Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 my hand this the 4th day of September, 2015.

~~Privthi~~ Gummi
Prithvi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Prithvi

Personally appeared before me, the undersigned Notary Public in and for said County and State, ~~Privthi~~ Prithvi **Gummi, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2015.

NOTARY PUBLIC
My Commission Expires:
June 25, 2019

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of September, 2015.

NOTARY PUBLIC
My Commission Expires:
June 25, 2019

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

CERTIFICATION
I 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 and correct copy of the original document executed and authenticated according to law.

Christie J. Garnam

STATE OF TENNESSEE
COUNTY OF Wilson
On this 8th day of Sept., 2015, personally appeared before me, a notary public for this county and state, Christie Garnam, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JAY RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016