BILL GARRETT, Davidson County
Trans:T20150084887 DEEDWARR
Recvd: 10/06/15 09:24 2 pgs
Fees:13.00 Taxes:532.80
20151006-0101529

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.: **15-1272**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/29/2015**, by and between **Prithvi Gummi, a single man**, parties of the first part, and **Jason T. Stephen, A/K/A/ Jason Stephen, an unmarried man and Kenneth D Stephen, and Constance Stephen, Husband and Wife, as tenants in common with full rights of survivorship**, 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 28, AKA Unit 210, Tulip Cove townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Prithvi Gummi, a single man by Warranty Deed from Tennessee Housing Development dated 06/17/2014, of record in Instrument No. 20140619-0053454, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: **735 Tulip Grove Rd., APT 210, Hermitage, TN 37076**

Parcel ID # **075120F02800CO**
☒ Improved OR
☐ 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.

Prithvi Gummi

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Prithvi Gummi** 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 29th day of September, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. MARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

****

Owner's Name: **Jason Stephen and Kenneth D Stephen**

and Address: **735 Tulip Grove Rd., APT 210, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New owner & Address above

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 **$144,000.00** 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 29th day of September, 2015..

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066