WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20150085629 DEEDWARR
Recvd: 10/07/15 14:24 2 pgs
Fees: 13.00 Taxes: 688.16

20151007-0102417

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-18-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lavanya Tammareddi	Guaranty Trust Company	097 02 0A 417.00
(NAME)	(NAME)	
2124 River Overlook Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew D. Felton, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lavanya Tammareddi, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 417 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by Special Warranty Deed dated 01/07/2010 from Brown's Farm, a Tennessee General Partnership of record in Instrument 201001080001963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200807230075577, Instrument 200811050110185, Instrument 200906030051286, Instrument 201401270007110 (2) Restrictions of record in Instrument 200804040035557; (3) Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201; (4) Stormwater Drainage Easement of record in Instrument 200512190152202; (5) Inspection and Maintenance Agreement for Private-Stormwater Management Facilities of record in Instrument 200707130083651; (6) Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828; (7) Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2124 River Overlook Drive, Hermitage, TN 37076

File No.: 01291-12308
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5 day of October 2015.

Matthew D. Felton

State of New York
County of New York

Personally appeared before me Matthew D. Felton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5 day of October 2015.

Notary Public
My Commission Expires: July 23, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

GLADYS VELEZ
Notary Public,State of New York
No.01VE6171272
Qualified in New York County
Commission Expires July23,2019