BILL GARRETT, Davidson County
Trans:T20150086304 DEEDWARR
Recvd: 10/09/15 11:57 2 pgs
Fees:13.00 Taxes:734.45
20151009-0103168

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Return to:

Perrie & Associates, LLC
2603 Elm Hill Parkway. Suite B
Nashville, TN 37214

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 30th day of September, 2015 by and between Kimberly J. Elliott nka Kimberly J Lafontaine, married, hereinafter referred to as GRANTOR, and Venkatesh Anbu and Revathy Padmanabhan husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 196 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kimberly J. Elliott, an unmarried woman, by Deed from Centex Homes, dated March 21, 2007, recorded March 26, 2007 of record in Instrument No. 20070326-0036036, Register's Office for Davidson County, Tennessee.

The said Kimberly J. Elliott is now known as Kimberly J. Lafontaine by marriage to Javier Lafontaine.

This is [xx]improved [ ]unimproved property known as: 8419 Charbay Cir, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kimberly J. Lafontaine

Javier Lafontaine

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kimberly J Lafontaine and Javier Lafontaine, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Venkatesh Anbu and Revathy Padmanabhan
8419 Charbay Cir,
Brentwood, TN 37027

Send Tax Statements to:
Churchill Mortgage
761 Old Hickory Blvd
Brentwood, TN 37027

Map & Parcel: 181-14-0-A-142.00 CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $198,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of September, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-303