This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151861TN

BILL GARRETT, Davidson County
Trans:T20150091265 DEEDWARR
Recvd: 10/27/15 08:33 2 pgs
Fees:13.00 Taxes:1126.65
20151027-0109000

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lauren Shibley **113 Sterling Oaks Court** **Brentwood, TN 37027**	Lauren Shibley 113 Sterling Oaks Ct Brentwood TN 37027	**172050B06200**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hemanth Kumar and wife, Nayana Ramachandra** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lauren Shibley and Andrew Shibley, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62, Phase 1, on the Plan of Sterling Oaks, as shown on plat of record in Plat Book 8250, page 998, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Hemanth Kumar and wife, Nayana Ramachandra, by deed from Stephen J. Christopher and wife, Karen L. Christopher, dated 12-13-04 and recorded 2-23-05 in Instrument No. 20050223-0019834, Register's Office, Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Granteesfor payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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 Grantees, their heirs and assigns, forever;

AND **Hemanth Kumar and wife, Nayana Ramachandra** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a

good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Hemanth Kumar and wife, Nayana Ramachandra** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **113 Sterling Oaks Court, Brentwood, TN 37027**.

Executed on this 16th day of October. 2015

Hemanth Kumar

Nayana Ramachandra

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Hemanth Kumar and wife, Nayana Ramachandra** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of October, 2015.

Notary Public

My Commission Expires: 1-8-19

TRISHA C. BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $304,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of October, 2015.

Notary Public

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1/7/19