BILL GARRETT, Davidson County
Trans:T20150091872 DEEDWARR
Recvd: 10/28/15 13:07 2 pgs
Fees:13.00 Taxes:912.05
20151028-0109727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 246,500.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 23rd day of October, 2015.

Tracey Perry
Notary Public

My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Mikels **Susan Mikels**	New owner	**117030A02900**
3000 Hillsboro Pike Unit 29		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Rajeswara Rao Arasada, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Mikels and Susan Mikels, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Versailles Apartments, according to Master Deed of record in Book 5168, Page 944, Register's Office of said County, as depicted in Plat Book 5050, Page 80, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Rajeswara Rao Arasada by quitclaim deed from Shobha Rani Arasada dated 6/10/14 of record in Instrument No. 201406260056157, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Rajeswara Rao Arasada and wife, Shobha Rani Arasada, by deed from Alissa A. Craft now Hudson dated 8/31/06 of record in Instrument No. 200609080111246, said Register's Office. Subject property was never the sole principal residence of grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3000 Hillsboro Pike Unit 29, Nashville, TN 37211.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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/our hand(s) this 23rd day of October, 2015.

Rajeswara Rao Arasada by
Elizabeth Leonberger as attorney in fact-

Rajeswara Rao Arasada by Elizabeth Leonberger,
Attorney in Fact

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 **Elizabeth Leonberger** to me known to be the person who executed the foregoing instrument in behalf of **Rajeswara Rao Arasada as his** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Rajeswara Rao Arasada.**

Witness my hand, at office, this 23rd day of October, 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