2126: Box 34

Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

BILL GARRETT, Davidson County
Trans:T20150098973 DEEDWARR
Recvd: 11/20/15 12:02 3 pgs
Fees:18.00 Taxes:980.50
20151120-0117972

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58012

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Praveen Basavaraj Ashwini Maravanthe 412 Annapolis Circle Hermitage, TN 37076	First Community Mortgage P.O. Box 246 Union City, TN 38281

TAX MAP PARCEL NUMBERS: 098130A04300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rusane Vizzi-Myers, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Praveen Basavaraj and Ashwini Maravanthe, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 43 on the Plan of New Hope Point, Phase Two, Section Four of record in Book 9700, page 874, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rusane Vizzi by Warranty Deed from Corinthian Custom Homes, Inc., dated February 28, 2003, recorded on March 6, 2003, of record in Instrument No. 20030306-0030017, Register's Office for Davidson County, Tennessee. Rusane Vizzi is now known as Rusane Vizzi-Myers.

Thomas G. Myers, spouse of Rusane Vizzi-Myers joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record in Book 9700, page 874, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 10290, page 1, rerecorded in Instrument No. 200006280064247, By Laws in Instrument No. 20080623-0064598, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter for New Hope Point Homeowner's Association, Inc. of record in Instrument No. 200006070056879, said Register's Office.

This instrument is executed on behalf of Rusane Vizzi-Myers by George Basch pursuant to a Power of Attorney executed by them on the 9 day of November, 2015, of record in Instrument No. 20151120-0117971 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 412 Annapolis Circle, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2015.

Rusane Vizzi-Myers by George Basch, attorney in fact

Rusane Vizzi-Myers by George Basch, Attorney-In-Fact

Thomas G. Myers by George Basch, attorney in fact

Thomas G. Myers by George Basch, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **George Basch** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rusane Vizzi-Myers and Thomas G. Myers**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: ~~$270,000.00~~ $265,000.00 EMM.

Affiant

Sworn and subscribed before me this 18th day of November, 2015.

Notary

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Rusane Vizzi-Myers

TO: Praveen Basavaraj and Ashwini Maravanthe

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

George Basch, Affiant

Sworn to and subscribed before me this 18th day of November, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019