WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160001582 DEEDWARR
Recvd: 01/07/16 13:50 2 pgs
Fees: 13.00 Taxes: 1226.55

20160107-0001712

B-RF-15-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Michael Shaw and Erica Nicole Shaw	new owner	
(NAME)	(NAME)	**114-07-0B-076.00-CO**
1505 Whetstone Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5030		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KARUNA JAYATHILAKE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW MICHAEL SHAW AND ERICA NICOLE SHAW, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 52 on the Plan of Section Three, Westchase, R20 Residential P.U.D. of record in Plat at Instrument No. 20030807-0112290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karuna Jayathiklake, married by Warranty deed from Mohammed Fazili and wife, Shazia Fazili of record in Instrument No. 20121009-0092320 Register's Office for Davidson County, Tennessee, dated October 04, 2012 and recorded on October 09, 2012. Jayanthi Karunaratne, spouse of Grantor joins in this conveyance to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on the PUD Boundary Plat in Book 9700, page 521, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20030807-0112290, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to TVA Easements in Book 751, page 374, Book 787, page 13 and Book 787, page 14, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewer in Book 5222, page 720, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, in the Register's Office for Davidson County, Tennessee.
- Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sewer Line Easement in Instrument 20021028-0131574, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Instrument 20050509-0052106, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021104-0134795, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1505 Whetstone Court , Nashville, Tennessee 37209-5030**.

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 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 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 the 5th DAY OF JANUARY, 2016.

Karuna Jayathilake

Jayanthi Karunaratne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARUNA JAYATHILAKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jayanthi Karunaratne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212