BILL GARRETT, Davidson County
Trans: T20160008769 DEEDWARR
Recvd: 02/02/16 09:26 2 pgs
Fees: 13.00 Taxes: 555.00
20160202-0009853

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madhu Yadali & Kiranmaye Yadali	F & M Bank	161-16-0A-128.00
(NAME)	(NAME)	
421 Shadow Glen Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Matthew P. Barnett and Hilary Barnett, husband and wife and Paul H. Barnett, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiranmaye Yadali and Madhu Yadali, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 128 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520-0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew P. Barnett and Hilary Barnett, husband and wife and Paul H. Barnett, a married man by Warranty Deed from Beazer Homes Corp., dated 07/20/2006, of record in Instrument No. 20060802-0094273, Register of Deeds Office for Davidson County, Tennessee.

The Grantor, Paul H, Barnett, is married but the above described property was never used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 421 Shadow Glen Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 29th of January, 2016.

Matthew P. Barnett

Paul H. Barnett
By: Matthew P. Barnett, Attorney in Fact

Hilary Barnett
By: Matthew P. Barnett, Attorney in Fact

State of Tennessee

County of Davidson

On this 29th day of January, 2016 before me, a Notary public in and for said County and State, personally appeared Matthew P. Barnett, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew P. Barnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Paul H. Barnett and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 29th day of January, 2016

Notary Public

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew P. Barnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Hilary Barnett and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 29th day of January, 2016

Notary Public

My Commission Expires: 7/8/19

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ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019