# WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$985,000.00~~ 970,000 AD

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28 DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7908 PRIYADARSHI

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please see the address of the new owner | MAP-PARCEL |
|---|---|---|
| Anumeet Priyadarshi and Snigdha Priyadarshi | Regions Bank d/b/a Regions Mortgage | 130-08-0-023.00 |
| 4325 Estes Road | 2050 Parkway Office Circle | |
| Nashville, TN 37215 | Birmingham, AL 35244 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARC W. OSWALD AND KRISTA E. OSWALD, HUSBAND AND WIFE**

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

**ANUMEET PRIYADARSHI AND SNIGDHA PRIYADARSHI, HUSBAND AND WIFE**

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

SEE EXHIBIT "A"

This is improved property known as 4325 Estes Road, Nashville, TN 37215

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/or 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/or 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 hand on the 25th day of January, 2016.

Marc W. Oswald

Krista E. Oswald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARC W. OSWALD AND KRISTA E. OSWALD, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 25th day of January, 2016.

Notary Public

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

Davidson County DEEDWARR
Recvd: 02/02/16 10:08 3 pgs
Fees:18.00 Taxes:3589.00
**20160202-0009936**

15-7908 PRYADARSH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, OLDFIELD / WILLIAMS SUBDIVISION, as shown on plat of record in Plat Book 6050, Page 181, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marc W. Oswald and Krista E. Oswald, husband and wife by Warranty Deed from Randi Eileen Green, unmarried, recorded on the 20th day of August, 2012 in Instrument No. 20120820-0074280, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OLDFIELD WILLIAMS, as recorded in Plat Book 6050, Page(s) 181, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement regarding construction plans as set forth in instrument recorded in Book 6619, Page 388.

f. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4403, Page 115 and Book 5487, Page 292.

When recorded, please return to
Realty Title and Escrow Co., Inc.
204 A Cool Springs Blvd #106
Franklin, TN 37067

# True Copy Certification

I, DEBORAH K. DEVINE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deborah K. Devine
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy Schneider
Notary's Signature

My Commission Expires: _____

{Notary' Seal}

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2018