RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karu Jayathilake	Karu Jayathilake	114070b16500co
(NAME)	(NAME)	
1505 Whetstone Court	1505 Whetstone Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alamazie Warren and Tasha N. Warren, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karu Jayathilake and Wife, Jayanthi Chandrika Karunaratne, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Section 8, Addition to Westchase of record in Instrument No. 20050930-0117579 and revised in Surveyor's Certificate of Correction of record in Instrument No. 20060202-0013317, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alamazie Warren and Tasha N. Warren, Husband and Wife from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed dated December 15, 2006 of record in Instrument No. 20061220-0156886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION 8, ADDITION TO WESTCHASE OF RECORD IN INSTRUMENT NO. 20050930-0117579 AND REVISED IN SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20060202-0013317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1440 W Running Brook Rd., Nashville, TN 37209
(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 GRANTEE, their heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and

BILL GARRETT, Davidson County
Trans:T20160008911 DEEDWARR
Recvd: 02/02/16 11:08 2 pgs
Fees:13.00 Taxes:947.20
20160202-0010024

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 21st day of December, 2015.

Alamazie Warren

Tasha N. Warren

STATE OF New York

COUNTY OF New York

On this 23 day of December, _____, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alamazie Warren and Tasha N. Warren,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

***Husband and Wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9/23/2015

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ABAS J BYABUSHA
Notary Public - State of New York
No. 01BY6079008
Qualified in Westchester County
My Commission Expires Sept. 23, 2018