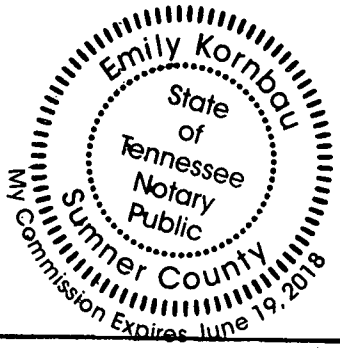
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of February 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather N. D'Errico	New Owner	181-01-0B-213.00-CO
(NAME)	(NAME)	
4036 Sweetberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ranjit M. Bendapudi and Sarada Bendapudi**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather N. D'Errico and Jonathan A. D'Errico, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 79 on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ranjit M. Bendapudi and wife, Sarada Bendapudi by Warranty Deed dated 10/12/2007 from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument 200710160122552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200701250010052, Instrument 200702050014763; (2) Declaration of Covenants, Conditions and Restrictions for Sugar Valley, Section One of record in Book 11069, Page 14; (3) Declaration of Covenants, Conditions and Restrictions for Addition to Sugar Valley, Section Four of record in Instrument 200702050014762, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4036 Sweetberry Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-29708
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160016200 DEEDWARR
Recvd: 02/29/16 09:36 2 pgs
Fees:13.00 Taxes:965.70

20160229-0018762

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 hands this 24 day of Feb, 2016.

Ranjit M. Bendapudi

Sarada Bendapudi

State of Texas
County of Collin

Personally appeared before me Ranjit M. Bendapudi and Sarada Bendapudi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of February, 2016.

Awad Rashid
Notary Public
My Commission Expires: 02/25/17

AWAD RASHID
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 2/25/2017
NOTARY ID 12932643-4

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129