WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$290,000.00.**

Mary Catherine Mc Nutt
Affiant

Subscribed and sworn to before me this 30th day of March, 2016.

Michelle W Locke
Notary Public

My Commission expires: 10/2/17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Edward Roberts	SAME	092-16-0B-077.00CO
900 19th Avenue S. #708	411 Creekside Drive	
Nashville, Tn 37212	Lewisburg, TN 37091	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sricharan Moturi and Chinta Anuradha**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Edward Roberts**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 708 on the Plan of University Square Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sricharan Moturi and Anuradha Chinta, husband and wife, from The Pravichandra B. Roy Trust, by deed on September 4, 2015, of record in Instrument Number 20150910-0091944, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 124, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 7051, page 529; and Book 7119, page 884, Register's Office for Davidson County, Tennessee.
- Homeowners Associatino Charter of record in Book 7078, page 443, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130906-0094167, Register's Office for Davidson County, Tennessee.

This is improved property known as: **900 19th Avenue South Apt. 708, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

BILL GARRETT, Davidson County
Trans:T20160026660 DEEDWARR
Recvd: 04/01/16 15:08 2 pgs
Fees:13.00 Taxes:1073.00
20160401-0031278

WITNESS our hands this March 30, 2016.

Sricharan Moturi

Chinta Anuradha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sricharan Moturi and Chinta Anuradha** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY