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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16037069** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $202,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of April, 2016.<br><br>Notary Public<br>My Commission Expires: 3-21-20 |

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

BILL GARRETT, Davidson County
Trans:T20160034659 DEEDWARR
Recvd: 04/27/16 11:12 2 pgs
Fees:13.00 Taxes:747.40
20160427-0040990

## WARRANTY DEED

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| Address New Owner:<br>Ravichandra Juluri<br>8505 Calistoga Way<br>Brentwood TN 37027 | Send Tax Bills To: 3116 W. Saddle Creek DR Dunlap IL 61525<br>New Owner<br>~~SAME~~ mc | Tax Information:<br>Tax Parcel ID No.<br>181-14-0A-155.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy Ford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ravichandra Juluri, married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 209 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to TRACY FORD, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20061229-0160837, dated December 27, 2006, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 181-14-0A-155.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050922-0114218 and Second Supplemental Declaration Annexing Phase 3, of record in Instrument No. 20060731-0092350, amendment of record in Instrument No. 20061228-0160255, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, said Register's Office.
Grant of Transmission Line Easement of record in Book 4424, page 967, said Register's Office.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20051230-0156533, said Register's Office.

This is improved property located at 8505 Calistoga Way Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of April, 2016.

Tracy Ford

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy Ford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018