WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160037631 DEEDWARR
Recvd: 05/05/16 15:33 2 pgs
Fees:13.00 Taxes:1385.65
20160505-0044791

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Knox	Fifth Third Mortgage Company	141-15-OD
(NAME)	(NAME)	(MAP)
413 Madia Vale Drive	POBox 598	220.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221-4644	Amelia, OH 45102-0598	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Eswara Chandra Vidyasagara P. Botta and wife, Lakshmi Sarojini Botta, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barry Knox, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Final P.U.D. Plan of Phase III-B, "Sheffield" on the Harpeth of record in Plat Book 7900, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eswara Chandra Vidyasagara P. Botta and wife, Lakshmi Sarojini Botta by Warranty deed from Robert Bower Peterson, Jr. and wife Jannifer Maney Peterson of record in Book 10161, page 355, Register's Office for Davidson County, Tennessee.

Being also known as 413 Madia Vale Drive Nashville, TN 37221-4644.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 413 Madia Vale Drive, Nashville, Tennessee 37221-4644

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this 2nd day of May, 2016.

Eswara Chandra Vidyasagara P. Botta

Eswara Chandra Vidyasagara P. Botta

Lakshmi S Botta

Lakshmi Sarojini Botta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Eswara Chandra Vidyasagara P. Botta and Lakshmi Sarojini Botta with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of May, 2016.

Jennifer D. Stacey

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY