RETURN TO

Greenvue [illegible]crow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160054731 DEEDWARR
Recvd: 06/27/16 14:49 2 pgs
Fees:13.00 Taxes:1428.20

20160627-0065469

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2016.

Notary Public
My commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1605-49903

Address of New Owner:	Send Tax Bills to:	Tax Information:
Debra Garner	Regions Bank	098-13-0-C-172.00-CO
2204 Seven Point Circle	2050 Pkwy Office Circle	
Hermitage TN 37076	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thanigaivelan Muthu and wife, Latha Ramasamy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Debra Garner, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thanigaivelan Muthu and wife, Latha Ramasamy by deed from Frank Batson Homes, Inc., dated April 16, 2007, recorded April 17, 2007, of record in Instrument No. 20070417-0045797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2204 Seven Point Circle, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of June, 2016.

Thanigaivelan Muthu

Latha Ramasamy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thanigaivelan Muthu and Latha Ramasamy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019