BILL GARRETT, Davidson County
Trans:T20160056235 DEEDWARR
Recvd: 07/01/16 09:16 2 pgs
Fees:13.00 Taxes:1072.63
20160701-0067348

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 160679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2016.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ramakanth Gona 7920 Kirkfield Drive Nashville TN 37211-4697	New Owner	Tax Parcel ID No. 181-01-0B-249.00-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, **Brandon Eugene Wharton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramakanth Gona, a 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 Lot No. 78 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision, Cluster Lot Subdivision of record in Plat at Instrument No. 20071214-0143931, 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 Brandon Eugene Wharton by Warranty deed from On Point Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20121030-0099740 Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on October 30, 2012.

Michelle Wharton joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Brandon Eugene Wharton.

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.

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the on Plan of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, and Instrument No. 20071214-0143932, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 11069, page 24, Register's Office for Davidson County, Tennessee.
Charter in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage in Book 11262, page 933, Book 11338, page 734, Book 11338, page 743, Instrument 200109180100850, & Instrument 200404260046856, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement in Instrument 200207220087469 and Instrument 200608090097605, Register's Office for Davidson County, Tennessee.
Agreement between Columbia Gulf transmission Co. and Yazdian Construction in Instrument 200707250088276, Register's Office for Davidson County, Tennessee.
PUD Boundary in Book 9700, page 374, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer in Book 9487, page 901 and Book 9343, page 202, Register's Office for Davidson County, Tennessee.
Easement for Right of Way in Book 421, page 146,Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress in Book 5674, page 863, Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention in Instrument 200403050025147, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. in Book 11436, page 750, Register's Office for Davidson County, Tennessee.
Easement by Express Grant in Instrument 200207310091596, Register's Office for Davidson County, Tennessee.

This is improved property located at 7920 Kirkfield Drive Nashville TN 37211-4697

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, Grantors have executed this instrument on this 29th day of June, 2016.

Brandon Eugene Wharton

Michelle Wharton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 29th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018