WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066211 DEEDWARR
Recvd: 08/02/16 09:21 3 pgs
Fees:18.00 Taxes:591.63
20160802-0079457

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHIRA HUGHES DAVIDSON COUNTY My Commission Expires 09-11-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenita L. Lawal	New Owner	135-08-OB-046.00
(NAME)	(NAME)	
3030 Ned Shelton Road, 218		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 considerations, the receipt of which is hereby acknowledged, we, **Suri Medpaty,married, Venkata Vaddadi,married, Radha Yeluri,married, Murthy Atmakuri,married, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jenita L. Lawal, married woman** , hereinafter called the GRANTEE (S), her heirs and/or 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 Unit No. 218 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Lake Ridge Village, a Horizontal Property Regime with Private Elements of record in Instrument #20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suri Medapaty, married, Venkata Vaddadi, married, Radha K. Yeluri, married, Murthy Atmakuri, married, as tenants in common with rights of survivorship, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 02/28/2006, of record in Instrument No. 20060302-0024298, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20040210-0016203, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20031120-0169458, and Instrument No. 20031120-0169459, Charter of Lake Ridge Village Townhouse Corporation of record in Instrument No. 20040210-0016209, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3030 Ned Shelton Road, 218, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 14th day of July, 2016.

Suri Medpaty
Suri Medpaty

VENKAT VADDADI by Suri Medpaty Attorney-in-Fact
Venkata Vaddadi
by Suri Medpaty, Attorney-in-Fact

RADHA YELURI by Suri Medpaty Attorney-in-Fact
Radha Yeluri
by Suri Medpaty, Attorney-in-Fact

MURTHY ATMAKURI by Suri Medpaty Attorney-in-Fact
Murthy Atmakuri
by Suri Medpaty Attorney-in-Fact

State of TX
County of Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suri Medpaty the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 01-11-2020

KRYSTAL M PINA
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-20
Notary ID # 12872052-5

State of TX
County of Collin

On this 14th day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medpaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Redha Yeluri, and is authorized by him/her/, and does hereby acknowledge the execution of this instrument on his/her/ behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20160802-0079454

Witness my hand and Official seal this 14th day of July, 2016.

Notary Public

KRYSTAL M PINA
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-20
Notary ID # 12872052-5

My Commission Expires: 01.11.2020

State of TX

County of Collin

On this 14th day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medpaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Venkata Vaddadi, and is authorized by him/her/, and does hereby acknowledge the execution of this instrument on his/her/ behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20160802.0079456

Witness my hand and Official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 01.11.2020

KRYSTAL M PINA
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-20
Notary ID # 12872052-5

State of TX

County of Collin

On this 14th day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medpaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Murthy Atmakuri, and is authorized by him/her/, and does hereby acknowledge the execution of this instrument on his/her/ behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20160802.0079455

Witness my hand and Official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 01-11-2020

KRYSTAL M PINA
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-11-20
Notary ID # 12872052-5

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167