Rec'd Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20160073910 DEEDWARR
Recvd: 08/24/16 11:44 2 pgs
Fees:13.00 Taxes:1330.15
20160824-0088589

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $359,500.00.

Affiant

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 22 day of August, 2016.

Notary Public
My commission expires: 8/2/18

07-1607-86474

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Bijavara N. Ramakrishnaiah<br>701 Vauxhall Drive<br>Nashville TN 37221 | New Owner | 141-15-0-D-164.00 CO |

## 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, **Paul Mark Pearson, II and Kathleen T. Pearson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bijavara N. Ramakrishnaiah and Vimala Ramakrishnaiah, husband and wife**, 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. 164, on the Plan of Sheffield on the Harpeth, Phase IIID, of record in Book 7900, Pages 710 and 712, as amended in Book 10015, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Mark Pearson, II and Kathleen T. Pearson, husband and wife by deed from David A. Jenkins, married, dated August 5, 2010, recorded August 10, 2011, of record in Instrument No. 20110810-0061779, 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 701 Vauxhall Drive, Nashville, TN 37221.

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.

5808

WITNESS my hand this 22nd day of August, 2016.

Paul Mark Pearson, II

Kathleen T. Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul Mark Pearson, II and Kathleen T. Pearson**, 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 Franklin, TN, this 22nd day of August, 2016.

Hillary A. Pate

State of Tennessee at Large

My Commission expires: 04/06/2016

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
April 6, 2020