WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079332 DEEDWARR
Recvd: 09/09/16 14:26 2 pgs
Fees:13.00 Taxes:714.10

20160909-0095222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00

Tonya Thomas
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2194C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sai Priyanka Vallabhaneni	People's Home Equity	135-12-0E-279.00-CO
2630 Nashboro Boulevard	5205 Maryland Way ste 100	
Nashville, TN 37217-4849	Brentwood, TN 37027	

16-0314

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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,

GABRIEL FELLER AND NATASHA FELLER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAI PRIYANKA VALLABHANENI, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 279 on the Plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21 on the plat of record in Plat Book 4660, Page 159 and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20140502-0037063 Register's Office for Davidson County, Tennessee, dated February 24, 2014 and recorded on May 02, 2014.

Being the same property conveyed to Gabriel Feller and Natasha Feller, husband and wife by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D. C. of record in Instrument No. 20141103-0101207 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 4660, Page 159, 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 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 44 and amended in Instrument No. 20000231-0108075, 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 of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.

Charter for Fairway Pointe HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.

Charter of Nashville Village Homeowner's Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.

Easements to Metro of record in Book 4815, Page 425, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's Office for DavidsonCounty, Tennessee.

Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of common areas of record in Instrument Number 20001010-0100360 and Instrument No. 20021211-0152724, in the Register's Office for DavidsonCounty, Tennessee.

Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument Number 20010314-0024179 and Instrument No. 20020815-0096780, in the Register's Office for DavidsonCounty, Tennessee.

Parking Rules of record in Instrument Number 20091105-0102438 and Instrument No. 20110923-0073937, in the Register's Office for DavidsonCounty, Tennessee.

Grant of Easement of record in Instrument Number 20090721-0068093, in the Register's Office for DavidsonCounty, Tennessee.

Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010322-0027768, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20141103-0101207 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2630 Nashboro Boulevard, Nashville, TN 37217-4849

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 29th day of July, 2016.

Gabriel Feller

Natasha Feller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GABRIEL FELLER AND NATASHA FELLER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2194C

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County