THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099214** BILL GARRETT, Davidson County Trans:T20160088653 DEEDWARR Recvd: 10/07/16 12:54 2 pgs Fees:13.00 Taxes:719.65 20161007-0106439	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $194,500.00. Affiant Subscribed and sworn to before me this 4th day of October, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Venkata Bhamidipati and Lakshmi Bhamidipati 5505 Golubin Common Fremont, CA 94555	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097-02-0A-364.00 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, **Alana P. Stone, unmarried, and Scott A. Stone and wife, Margaret J. Stone** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Venkata Bhamidipati and Lakshmi Bhamidipati, husband and wife**, ("Grantees"), its 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. 364 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alana P. Stone, unmarried, and Scott A. Stone and wife, Margaret J. Stone by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 4th day of September, 2014 in Instrument No. 20140904-0080746, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 4D, as recorded in Instrument No. 20140127-0007110.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20080408-0035557 and 20140416-0031646.

Easement for Grant of Transmission Line, recorded in Book 4586, Page 242 and Abandonment recorded in Instrument No. 20141103-0101036.

Easement for Stormwater Drainage, recorded in Instrument No. 20051219-0152202.

Easement for Sanitary Sewer & Pumping Station, recorded in Instrument No. 20051219-0152201.

Easement for Cable & Utilities, recorded in Instrument No. 20081209-0118828.

This is improved property located at 2521 RIVER TRAIL DR Hermitage, TN 37076-1482.

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, Grantor has executed this instrument on this 4th day of October, 2016.

Alana P. Stone

Scott A. Stone

Margaret J. Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alana P. Stone and Scott A. Stone, and Margaret J. Stone, 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 4th day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018