Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 215A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091208 DEEDWARR
Recvd: 10/17/16 10:06 3 pgs
Fees:18.00 Taxes:1169.20
20161017-0109275

STATE OF ~~Tennessee~~
COUNTY OF ~~Davidson~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 316,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 09-21-2017

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Killion and Katherine Killion	New Owner	114070B13700CO
(NAME)	(NAME)	
1433 W. Running Brook Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 14th day of October 2016 by and between **MOHAN C. PETCHIMUTHU and SELVI DURGA PREM KUMAR,** party of the first part, and **BENJAMIN KILLION AND KATHERINE KILLION, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Six, Addition to Westchase of record in Instrument No. 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohan C. Petchimuthu, an unmarried man by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated January 12, 2006 and recorded January 18, 2006 of record in Instrument No. 20060118-0006595, Register's Office for Davidson County, Tennessee.

The said Selvi Durga Prem Kumar joins in this conveyance to convey any and all rights she may have in this property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

MOHAN C. PETCHIMUTHU

SELVI DURGA PREM KUMAR

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MOHAN C. PETCHIMUTHU, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September, 2016.

Commission expires: 05/13/2017

Notary Public

CURT NICHOLSON
Notary Public
State at Large
Kentucky
My Commission Expires May 13, 2017

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SELVI DURGA PREM KUMAR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September 2016.

Commission expires: 05/13/2017

Notary Public

CURT NICHOLSON
Notary Public
State at Large
Kentucky
My Commission Expires May 13, 2017

EXHIBIT A

All matters shown on the plat of record in Instrument No. 20050617-0069470, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Instrument No. 20050602-0062617, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded on October 20, 2004 in Instrument No. 20041020-0126238, in the Register's Office of Davidson County, Tennessee.