WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/16 11:29 5 pgs
Fees:28.00 Taxes:647.50
20161024-0112070

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Suri Medapaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016.

Notary Public
MY COMMISSION EXPIRES: 01/04/18
(AFFIX SEAL)

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
Randolph Moore	Randolph Moore	172-12-0D-503.00-CO
(NAME)	(NAME)	
8047 Bienville Drive, X-7	4 Wentworth Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, Tn 37027	
(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, **Murthy Atmakuri, married, Suri Medapaty, married, Radha Yeluri, married, Venkat Vaddadi, married, and Ranjit Bendapudi, married as tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randolph Moore and Melody Moore, husband and wife** , hereinafter called the GRANTEE(S), 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. X-7 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423, in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 and original Declaration recorded in Instrument No. 20020315-0032826, in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550, in said Register's Office, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Murthy Atmakuri, married, Suri Medapaty, married, Radha Yeluri, married, Venkat Vaddadi, married, and Ranjit Bendapudi, married as tenants in common with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 08/31/2006, recorded 09/05/2006, of record in Instrument No. 20060905-0109561, 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

subject to all matters shown on the plat of record in Plat Instrument No. 20060118-0006550, Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032825, Supplemental Master Deed Restrictions of record in Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032826, Supplemental Declaration record in Instrument No. 20060120-0007914, Instrument of Correction of record in Instrument No. 20060221-0020352, Second Instrument of Correction of record in Instrument No. 20060309-0027423, Easement contained in Warranty Deed of record in Book 3399, Page 425, Easement contained in Quitclaim Deed of record in Book 5332, Page 155, Easement for Ingress and Egress and Water Line of record in Book 5334, Page 866, Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20030828-0125179 and Instrument No. 20030828-0125180, Easement contained in Appendix C Stormwater Detention Agreement of record in Instrument No. 20051221-0152802, Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294, Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, and Charter of Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, 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 8047 Bienville Drive, X-7, Nashville, TN 37211
(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), 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), 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 21st day of October, 2016.

Suri Medapaty
Suri Medapaty

Radha Yeluri by Suri Medapaty Attorn-In-Fact
Radha Yeluri
by Suri Medapaty, Attorney-in-Fact

Venkata Vaddadi by Suri Medapaty Attorn-In-fact
Venkata Vaddadi
by Suri Medapaty Attorney-in-Fact

Ranjit Bendapudi by Suri Medapaty Attorn-In-fact
Ranjit Bendapudi
by Suri Medapaty Attorney-in-Fact

Murthy Atmakuri by Suri Medapaty Attorney-In-fact
Murthy Atmakuri
by Suri Medapaty Attorney-in-Fact

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suri Medapathy 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 21st day of October, 2016.

DARYL A. DOUGLAS JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-03-19

File No.: 01288-34628
SMG TN Warranty Deed

Notary Public
My Commission Expires:

State of TEXAS
County of DALLAS

On this 20 21st day of October, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medapathy , 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 Radha Yeluri, , and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her/their behalf, by virtue of an instrument of record in Instrument # 20161024-0112067 ,Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21 day of October 2016.

DARRYL S. DOUGLAS JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-09-18

Notary Public
My Commission Expires 01/09/18

State of TEXAS
County of DALLAS

On this 20 21st day of October, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medapathy , 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/their behalf, by virtue of an instrument of record in Instrument # 20161024-0112068 ,Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20 21 day of October 2016.

DARRYL S. DOUGLAS JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-09-18

Notary Public
My Commission Expires 01/09/18

State of TEXAS
County of DALLAS

On this 20 21st day of October, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medapathy , 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 Ranjit Bendapudi, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her/their behalf, by virtue of an instrument of record in Instrument # 20161024-0112069 ,Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20 21 day of October 2016.

DARRYL S. DOUGLAS JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-09-18

Notary Public
My Commission Expires 01/09/18

State of TEXAS
County of DALLAS

On this 21st day of October, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Suri Medapathy , 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 Atmakiuri, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her/their behalf, by virtue of an instrument of record in Instrument # 20161024-0112066 ,Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21 day of October 2016.

Notary Public
My Commission Expires 4/04/18

DARRYL S. DOUGLAS JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-03-19

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

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

