BILL GARRETT, Davidson County
Trans:T20160114502 DEEDWARR
Recvd: 12/29/16 10:09 2 pgs
Fees:13.00 Taxes:693.75
20161229-0136743

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Subba Alwariye
141 Noel Cove Circle
Hermitage, TN 37076

SEND TAX BILL TO: First Bank
318 Seaboard Lane, Ste. 205
Franklin, TN 37067

MAP/PARCEL 086-10-0B-141.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Cynthia S. O'Toole, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Subha Alwariyer and Muthu Subramanian Ramaiyer, wife and husband** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia S. O'Toole & Kenneth O'Toole, wife and husband by Warranty deed from Jonathan Edward Collins, a married man, of record in Instrument No. 20151230-0130965 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 30, 2015.

Being the same property conveyed to Cynthia S. O'Toole, by Quitclaim deed from Cynthia S. O'Toole & Kenneth O'Toole, wife and husband of record in Instrument No. 20160414-0035766 Register's Office for Davidson County, Tennessee, dated March 21, 2016 and recorded on April 14, 2016.

****This is neither the principal residence of the grantor, nor her spouse, nor any dependents.*****

This is improved/unimproved property known as: **141 Noel Cove Circle, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book , page , and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of December, 2016.

Cynthia S. O'Toole

Cynthia S. O'Toole

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cynthia S. O'Toole and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of December, 2016.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $187,500.00.

Joni Shoulders

AFFIANT

Subscribed and sworn to before me this the 27th day of December, 2016.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY