WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003166 DEEDWARR
Recvd: 01/12/17 10:13 2 pgs
Fees:13.00 Taxes:573.50
20170112-0003576

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-12-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christie M. Russell	F & M Bank	095-04-O-174.00
(NAME)	(NAME)	
201 Graylynn Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(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, I, **Kalianna Lakshmanan, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christie M. Russell, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Eva-Mor Heights, of record in Plat Book 1424, Page 149, in the 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 Kalianna Lakshmanan, an unmarried man by Warranty Deed from William K. Carroll and wife, Nancy E. Carroll dated 09/06/2013 recorded 09/10/2013, of record in Instrument No. 20130910-0095604, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 4278, Page 57, 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.

This is improved ☑ property, known as 201 Graylynn Drive, Nashville, TN 37214
(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 my hand this 30th day of December, 2016.

Kalianna Lakshmanan by Damon Smith attorney in fact
Kalianna Lakshmanan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kalianna Lakshmanan and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2016.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027