This Instrument Prepared By:
Adrienne Trammell-LOve, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd,, Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 161130B40500CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Sai Rao
405 Lazy Creek Lane
Nashville, TN 37211

SEND TAX BILLS TO
SAME

BILL GARRETT, Davidson County
Trans:T20170005737 DEEDWARR
Recvd: 01/20/17 10:38 2 pgs
Fees:13.00 Taxes:1110.00
20170120-0006459

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SOUMYA GANGULY AND MEGHANA JAGDISH , HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SAI RAO, MARRIED MAN** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 405, on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument Number 20050204-0013611, as amended in Instrument Number 20050329-0034131 and further amended in Instrument Number 20050822-0100021; Instrument Number 20070622-0075126; and Instrument Number 20080724-0075832, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Soumya Ganguly and Meghana Jagdish, husband and wife, from Azar Parsa, by Warranty Deed dated 12/12/14 and recorded 12/16/2014, of record in Instrument No.20141216-0114854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.; Quitclaim Deed to Creekside of Brentwood Homeowners Association of record in Instrument No. 20080724-0075832, Register's Office Davidson County, Tennessee.; Stormwater Maintenance Agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.; Master Deed and By-Laws of record in Deed Book 20050204-0013611; amended in 20050329-0034131 and in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee.; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7250, Page 755 and Book 7250, page 758, disclose the existence of a 200-foot Tennessee Valley Authority easement crossing the land, of record in Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755, Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 758, Register's Office for Davidson County, Tennessee.; All terms and provisions set forth and contained in that certain lease between Alan D. Revelette and wife, Candace Revelette, Lessor, and SBA Towers, Inc., a Florida corporation, Lessee, a memorandum of which is record in Instrument No. 200004030032833, Register's Office for Davidson County, Tennessee, having been assigned in Instrument No. 200007140069736, Register's office for said County. Amendment of Site Lease Agreement of record in Instrument #200403050025830, said Register's Office.; Ground Lease of record in Instrument No. 20040305-0025837; Assignment and Assumption of record in Instrument No. 20110203-0009711, Register's Office for Davidson County, Tennessee.; Drainage Easement, Stockpile, Buffer and Traffic Lights and Lanes Agreement of record in Instrument No. 200403050025834, Register's Office for Davidson County, Tennessee.; Grant of Transmission Line Easement of record in Book 2438, page 376, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Plan of (Reverette Subdivision), of record in Instrument No. 20040220-0019757, Register's Office for Davidson County, Tennessee.; Easement for construction slopes of record in Book 7851, page 708, Register's Office for Davidson County, Tennessee.; Easement for sanitary sewer and/or storm drainage of record in Book 7267, page 41, Register's Office for Davidson County, Tennessee.; Subject property is located in a Planned Unit Development.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Master Deed and By-Laws.;

This is improved property known as 405 Lazy Creek Lane, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties

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The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of JANUARY, 2017.

Soumya Ganguly

Meghana Jagdish

Meghana Jagdish

STATE OF CALIFORNIA)

COUNTY OF San Diego)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Soumya Ganguly and Meghana Jagdish, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of JAN, 2017.

NOTARY PUBLIC

My Commission Expires: 03/08/2019

JOUNG HEE KIM
COMM. # 2099561
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 8, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

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