THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 RETURNED TO: PREPARED BY: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **167,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 3/24/2019 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaitali D. Raskapur	Gold Star Mortgage Financial Group	MAP & PARCEL
27 Fawn Creek Pass	100 Phoenix Dr., Suite 300	122-01-0A-265.00-CO
Nashville, TN 37214	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Diane M. Taylor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chaitali D. Raskapur and Sai Kishore Pedda Chappali, as joint tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 40 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point) located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record as Instrument No. 20001011-0101044 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Diane M. Taylor by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20110110-0002683 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 10, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **27 Fawn Creek Pass, Nashville, TN 37214.**

BILL GARRETT, Davidson County
Trans:T20170022956 DEEDWARR
Recvd: 03/17/17 12:55 2 pgs
Fees:13.00 Taxes:617.90
20170317-0026333

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 the 15th day of March, 2017.

Diane M. Taylor

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 **Diane M. Taylor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 15th day of March, 2017.

My Commission expires: _____

Notary Public