Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $393,000.00

Krista Wilson
Affiant

Subscribed and sworn to before me, this 22 day of March 2017.

Notary Public Rachel Marie Collins
My commission expires: 3-21-23

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

BILL GARRETT, Davidson County
Trans:T20170024749 DEEDWARR
Recvd: 03/23/17 13:45 2 pgs
Fees:13.00 Taxes:1454.10
20170323-0028597

Address of New Owner:	Send Tax Bills to:	Tax Information
Vishnu Vardhan Rao Nelluri 3508 Fair Meadows Dr. Nashville TN 37211	SAME	180 04 0B 177.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John Ilcyn and Janet L. Ilcyn, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Vishnu Vardhan Rao Nelluri and Prathusha Kurra, as Joint Tenants with Right of Survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 94, on the plan of Brookview Forest Phase V, of record in Instrument No. 200903090021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Ilcyn and Janet L. Ilcyn, husband and wife, by deed dated October 19, 2012, from Andrew Bozeman and Meghan Bozeman of record in Instrument No. 20121024-0097385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Brookview Forest Phase V of record in Instrument No. 200903090021109, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030829-0125803 and amended in Instrument No.

20050505-0050962 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Brookview Forest Homeowners Association of record in Instrument No. 20030918-0138293.

This property is improved property known as 3508 Fair Meadows Dr., Nashville, Tennessee 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 22 day of March, 2017.

John Ilcyn

Janet L. Ilcyn

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 John Ilcyn and Janet L. Ilcyn, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of March, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09856