Davidson County	DEEDWARR
Recvd: 03/28/17 09:25	3 pgs
Fees:18.00 Taxes:1370.85	
20170328-0029942	

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Sumner The actual consideration or value, whichever is greater, for this transfer is $370,500.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2017. Notary Public My commission expires: OCT 20 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Murali S. Veluswamy and JK C. Veluswamy	**Murali S. Veluswamy and JK C. Veluswamy**	**084-08-0-102.00**
3014 Melody Lane	**3014 Melody Lane**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Raymond Springwater and Donna Springwater, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Murali S. Veluswamy and JK C. Veluswamy, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Lincoya Hills, Section Six of record in Plat Book 2331, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Springwater and Donna Springwater, husband and wife by Warranty deed from Martha J. Nicholson, unmarried of record in Instrument No. 20090813-0076348 Register's Office for Davidson County, Tennessee, dated August 10, 2009 and recorded on August 13, 2009.

This is ☒ improved ☐ unimproved property known as **3014 Melody Lane, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of March, 2017.

Raymond Springwater

Donna Springwater

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Raymond Springwater and Donna Springwater, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of March, 2017.

Notary Public
My Commission Expires: 5.20.19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 417027

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Notary' Seal (if on paper)

