BILL GARRETT, Davidson County
Trans:T20170033229 DEEDWARR
Recvd: 04/20/17 09:26 2 pgs
Fees:13.00 Taxes:939.80

20170420-0038672

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $254,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2017. Notary Public My commission expires: 3-21-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Vishnu Prasada Miriyala and Nagasree Devisetty	SAME	173-09-A-026.00
7106 Lenox Village Drive		
Nashville, TN 37211		

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

Mark Moorman, Executor of the estate of Mary Moorman

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

Vishnu Prasada Miriyala and wife, Nagasree Devisetty, as joint tenants

(hereinafter called the "Grantees"), their 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. 24 on the Plan of Section One, Lenox Village of record in Plat at Instrument No. 20020319-0033866, 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 Mary C. Moorman, an unmarried woman by Warranty deed from Signature Properties, LLC of record in Instrument No. 20021113-0140688 Register's Office for Davidson County, Tennessee, dated November 12, 2002 and recorded on November 13, 2002. Mary C. Moorman having since died August 21, 2016, and her estate is being administered as Docket 17P202 in the Circuit Court of Davidson County, Tennessee Probate Division and by Oder Dated April 7th, 2017. The court authorized the executor to sell the above the property.

This is **improved** property known as **7106 Lenox Village Drive, Nashville, TN 37211.**

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 Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees 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.

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 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of April, 2017.

The Estate of Mary Moorman

By: _____ EXECUTOR
Mark Moorman, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mark Moorman**, Executor of the **Estate of Mary Moorman**, probate case No. **P17-202** in the probate court for **Davidson** County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 14th day of April, 2017.

_____
Notary Public

My commission expires: 10/2/17

SolomonParks File No. 5017116

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015