WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050723 DEEDWARR
Recvd: 06/14/17 10:14 2 pgs
Fees:13.00 Taxes:851.00
20170614-0059586

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on June 9, 2017

NOTARY PUBLIC

My Commission Expires:

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30636

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Geetha Sivasailam Thirumalai Sivasailam 5220 Meta Circle Nashville, TN 37211	Wells Fargo Bank,N.A Wells Fargo Home Mtg., P.O.Box 11701 Newark, NJ 07101-4701	161-02-0-131.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronnie L. Nixon and wife, Kimberly Nixon, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Geetha Sivasailam and spouse Thirumalai Sivasailam, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, McMurray Place, of record in Plat Book 5200, Page 440, 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 Ronnie L. Nixon and wife, Kimberly E. Nixon by Warranty Deed from Sampson Arthur Brueher and wife, Julie S. Brueher, of record in Instrument No. 200004050034086, Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 05, 2000.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5939, Page 231, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5220 Meta Circle, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands this 9th day of June, 2017.

Ronnie L. Nixon

Kimberly Nixon

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Ronnie L. Nixon and wife, Kimberly Nixon to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 9, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019