This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Sunil Kapavarapu
Lakshmi Aparna Kodali
111 Noel Cove Circle
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MAP/PARCEL: **86-10-B-111.00**

MORTGAGEE:
First Guaranty Mortgage Corporation
d/b/a goodmortgage.com
1900 Gallows Rd., Suite 800
Tysons Corner, VA 22182

BILL GARRETT, Davidson County
Trans:T20170051584 DEEDWARR
Recvd: 06/16/17 10:37 2 pgs
Fees:13.00 Taxes:636.40
20170616-0060591

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **PRAVEEN MADDIPATLA and RAMYA KRISHNA POTHUGUNTA, husband and wife,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **SUNIL KAPAVARAPU and LAKSHMI APARNA KODALI, husband and wife,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 111, on the plan of NOEL COVE TOWNHOMES, as shown on Site Plan to the Master Deed and Declaration of Covenants, Conditions and Restrictions for Noel Cove Townhomes Association, Inc., of record in Instrument No. 20030924-0141428, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Praveen Maddipatla and Rayma Krishna Pothugunta, husband and wife, by Warranty Deed dated November 8, 2013, of record in Instrument No. 20131112-0116739, Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Instrument No. 20030924-0141428, Register's Office of Davidson County, Tennessee. See also, trunk line sewer easement in favor of Cumberland Water Company, of record in Book 4419, page 227; water line easement in favor of First Suburban Utility District/Cumberland Utility District of record in Book 11242, page 728; Charter of Homeowner's Association of record in Instrument No. 20030812-0115544; and a stormwater detention agreement of record in Instrument No. 20030617-0083356, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20030924-0141428, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 111 Noel Cove Circle, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTORS do 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 do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 15th day of June, 2017.

PRAVEEN MADDIPATLA

RAMYA KRISHNA POTHUGUNTA

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **PRAVEEN MADDIPATLA and RAMYA KRISHNA POTHUGUNTA,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 15th day of June, 2017.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission expires: 9-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$172,000.00.**

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2017.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 9-17-20