Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adrienne Kepner Laraby aka Adrienne K. Laraby, a single woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seema Padma Vennam, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 108 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26. Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Adrienne Kepner Laraby aka Adrienne K. Laraby by deed from Molly Butler, an unmarried woman, dated May 15, 2015, of record in Instrument No. 20150520-0046652 and by Quitclaim Deed of record in Instrument No. 20161206-0127971, Register's Office for Davidson County, Tennessee. Adrienne Kepner Laraby is now known as Adrienne Kepner.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1614 Douglas Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20170053042 DEEDWARR
Recvd: 06/21/17 09:50 2 pgs
Fees:13.00 Taxes:1665.00
20170621-0062337

WITNESS THE EXECUTION HEREOF this 14th day of June, 2017.

Adrienne Kepner Laraby

State of Massachusetts
County of Worcester)

On this 14 day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adrienne Kepner Laraby, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2/25/22

TINA GIAKOUMIS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 25, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of June, 2017.

Notary Public

My Commission Expires:

DIANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Seema Padma Vennam 1614 Douglas Avenue Nashville, TN 37206	new owner	083-02-0-185.00