THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33698-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Jason Wilkes Affiant Subscribed and sworn to before me this 13th day of June, 2017. Rachel Marie Collins Notary Public My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Kalyana Chakravarthy Vutukuri, Neelima Patibandla 155 Shadow Glen Drive Nashville, TN 37211	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 161 16 0 A 028 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer C. Stowell and Cynthia G. Stowell, a/k/a Cindy G. Stowell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kalyana C. Vutukuri and Neelima Patibandla, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **155 Shadow Glen Drive, Nashville, TN 37211**.

Cynthia G. Stowell and Cindy G. Stowell are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170055246 DEEDWARR
Recvd: 06/28/17 11:05 3 pgs
Fees:18.00 Taxes:684.50
20170628-0064975

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 28, together with the appurtenant interest in the common elements of Townhomes of Shadow Glen, a horizontal property regime with privated elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706, supplemented in Instrument No. 20041021-0126776, as re-recorded in Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Second Supplementary Declaration of Covenants, Conditions and Restrictions as Instrument No. 20041021-0126776. as re-recorded in Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia G. Custer, an unmarried woman by deed dated April 13, 2005 from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20050422-0045212, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 13, 2005 in Instrument No. 20050422-0045214, Register's Office for Davidson County, Tennessee, Cynthia G. Custer, an unmarried woman conveyed subject property to Cynthia G. Custer, an unmarried woman and Willie G. Custer and wife, Doris S. Custer. By Quitclaim Deed dated November 5, 2016 in Instrument No. 20161114-0119481, Register's Office for Davidson County, Tennessee, Cynthia G. Stowell f/k/a Cynthia G. Custer, a married woman, who acquired title as an unmarried woman, and Willie G. Custer and Doris S. Custer, husband and wife, conveyed subject property to Spencer C. Stowell and Cynthia G. Stowell, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 161 16 0 A 028 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706, supplemented in Instrument No. 20041021-0126776, as re-recorded in Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Declaration of Covenants, Conditions and Restrictions for Southmark of record in Book 8064, page 815, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Townhomes of Shadow Glen Homeowners Association, Inc. of record in Instrument No. 20040325-0033972, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 38, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record attached as Exhibit A to the Second Supplementary Declaration of record in Instrument No. 20041021-0126776, as re-recorded in Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee.
8. Easement for grant of utility easement of record in Instrument No. 20040917-0011249, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.
10. Agreement for Construction and Maintenance of Joint Access Roadway recorded in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of June, 2017.

Cynthia G. Stowell
by _____, Atty In-Fact
Cynthia G. Stowell, a/k/a Cindy G. Stowell, by
Gerald G. Patterson, her Attorney in fact

Spencer C. Stowell
by _____, Atty In-Fact
Spencer C. Stowell, by Gerald G. Patterson,
his Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cynthia G. Stowell, a/k/a Cindy G. Stowell and Spencer C. Stowell, and he is authorized by Cynthia G. Stowell, a/k/a Cindy G. Stowell and Spencer C. Stowell to execute this instrument on their behalf.

Witness my hand and seal, at office, this 16th day of June, 2017.

_____
Notary Public
My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019