BILL GARRETT, Davidson County
Trans:T20170057661 DEEDWARR
Recvd: 07/06/17 11:55 2 pgs
Fees:13.00 Taxes:765.90

20170706-0067963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2017.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 097
Neelima Patibandla	Kalyana C. Vutukuri	GROUP 02 0A
1230 Riverbrook Drive	11212 N. Granite St	PARCEL 040.00
Hermitage, Tennessee 37076	Dunlap, IL 61525	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Les Lazarus, a married man and Dan Heichelbech, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kalyana C. Vutukuri and Neelima Patibandla, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Final Plat of Villages of Riverwood, Phase One, Revision One of record in Instrument No. 20080723-007557 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dan Heichelbech and Les Lazarus by deed from Jimmy Deatrick, of record in Instrument No 20170421-0039231, Register's Office for said County, dated April 18, 2017, and Recorded on April 21, 2017.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1230 Riverbrook Drive, Hermitage, Tennessee 37076**.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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.

WITNESS my hand and official seal at office this 30th day of June, 2017.

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, a married man and Dan Heichelbech, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027