WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170068024 DEEDWARR
Recvd: 08/07/17 13:43 2 pgs
Fees: 13.00 Taxes: 1036.00

20170807-0080605

G-KW-17-1064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-18-18

(AFFIX SEAL)

CHRISTI M. JOHNSON STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brindha Ramachandran Kumar and Praveen K. Sivakumar	Affinity Federal Credit Union	
(NAME) **1064 Woodbury Falls Dr**	(NAME) 73 Mountainview Blvd	**128-12-0C-067.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Basking Ridge, NJ 97920	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA OWEN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRINDHA RAMACHANDRAN KUMAR AND PRAVEEN K. SIVAKUMAR, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1064, Woodbury Townhomes, Phase I, Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693, and amended Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Owen, a single man by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company of record in Instrument No. 20080623-0064669 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on June 23, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005578, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1064 Woodbury Falls Dr, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF AUGUST, 2017.

Joshua Owen by Jackie Warrick, Attorney in fact

Joshua Owen by Jackie Warrick,
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, Jackie Warrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA OWEN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA OWEN.

Witness my hand and official seal, this the 4th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212