WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/17 12:55 3 pgs
Fees:18.00 Taxes:1317.20
20170808-0081175

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anand Kondala, a married man	Anand Kondala, a married man	
(NAME) 1110 Smokewood Way	(NAME) 1110 Smokewood Way	156-05A-050.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Six Thousand And No/100 Dollars ($356,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LENA GRAHAM RAYFIELD, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANAND KONDALA, A MARRIED MAN, 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 Unit No. 50 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, Instrument No. 20161006-0105961, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lena Heinrich by Warranty Deed from Danco Development, Inc. dba Franklin Heritage Homes, a Tennessee Corporation, of record in Instrument No. 20131028-0112067, Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 28, 2013.

Lena Heinrich is now married and known as Lena Graham Rayfield.

Spouse of Grantor has never occupied the said property.

unimproved ☐
This is improved ☒ property, known as 1110 Smokewood Way, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Lena Graham Rayfield, a married woman this 4th day of August, 2017.

Lena Graham Rayfield
Lena Graham Rayfield formerly known as Lena Heinrich

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the ~~8~~th day of August, 2017, before me personally appeared Lena Graham Rayfield, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~8~~th day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

