Box 14

Box 14
G29939-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$233,500.00.** Satya Venkata K. Varanasy Affiant Subscribed and sworn to before me, this the 17th day of August, 2017. Notary Public My commission expires: 7-7-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170071816 DEEDWARR
Recvd: 08/18/17 10:03 2 pgs
Fees:13.00 Taxes:863.95
20170818-0084975

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Satya Venkata K. Varanasy **Sruthi Pulapaddi**	**CMG Mortgage, Inc. dba CMG Financial**	**181-14-0A-230.00co**
8702 Ambonnay Drive	**3160 Crow Canyon Road, Ste 400**	
Brentwood, TN 37027	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Deirdre M. Hood and James A. Hood, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Satya Venkata K. Varanasy and Sruthi Pulapaddi, 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 Unit No. 138, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 4 (formerly known as Phase 6), a horizontal property regime with private elements established by the Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218 and supplemental for Phase 4 of record in Instrument No. 20070130-0012170 and amended in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan as shown on Exhibit "A-1" to the Third Supplemental to the Declarations of record in Instrument No. 20070130-0012170, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Deirdre M. Hood and James A. Hood, wife and husband, by Warranty Deed dated August 15th, 2014, from Matthew Holly and Emily Holly, husband and wife, of record in Instrument No. 20140819-0075059, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as set out on Exhibit "A-1" on the Third Supplemental to the Declarations of record in Instrument No. 20070130-0012170, said Register's Office, and is subject to all matters as set forth therein.**

2) **Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218, amended in Instrument No. 20061228-0160255 and Supplemental for Phase 4 (f/k/a Phase 6) in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.**

3) **Amended Charter of The Villas at Concord Place Homeowners' Association, Inc. of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.**

4) **Grant of Transmission Line Easement, of record in Book 4424, page 967, Register's Office for Davidson County, Tennessee.**

5) **Reciprocal Easement Agreement, of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.**

6) **Agreement for Dedication of Easement for Public Utility and Drainage, of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.**

7) **All Matters shown on the Plans of record in Instrument No. 20051230-0156533 and in Instrument No. 20070125-0010032, Register's Office for Davidson County, Tennessee.**

8) **Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060531-0064103, Register's Office for Davidson County, Tennessee.**

9) **Storm Water Detention Agreements, of record in Instrument No. 20050505-0050659, and in Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.**

10) **Conveyance of Common Area to The Villas at Concord Place Homeowners Association, Inc., of record in Instrument No. 20051031-0130768, and in Instrument No. 20071017-0123089, Register's Office for Davidson County, Tennessee.**

11) **Taxes for the current year which have been prorated and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved (X) property, known as **8702 Ambonnay Drive, Brentwood, TN 37027**

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 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/our hand(s) this **17th** day of **August, 2017.**

Deirdre M. Hood

James A. Hood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Deirdre M. Hood and James A. Hood, wife and husband,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21