File Box 8

BILL GARRETT, Davidson County
Trans:T20170078054 DEEDWARR
Recvd: 09/06/17 13:21 2 pgs
Fees:13.00 Taxes:1054.50
20170906-0091673

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 59150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristin Parks 3732 Springwater Drive Nashville, TN 37221	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 141060C07300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arul Nayagadurai and Subhashini Karuppiahbose, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristin Parks, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Riverbridge Community Phase 1B of record in Instrument No. 20030709-0094695, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arul Nayagadurai, a married man and Subhashini Karuppiahbose, his wife by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, dated March 24, 2004 and recorded on March 30, 2004 of record in Instrument No. 20040330-0035237, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20030709-0094605, said Register's Office, to which plan reference is hereby made for a more complete description.
Easement Deed by Court Order to U.S. Spring Communications Company for permanent telecommunications easement of record in Instrument No. 20140114-003778, said Register's Office.
Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140114-003778, said Register's Office.
The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 200303030027396, Instrument No. 20030806-0111893, By Laws in Instrument No. 20030218-0020999, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3732 Springwater Drive, Nashville, TN 37221

This property is also known as 3901 Bridgeview Lane, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 2017.

Arul Nayagadurai

Subhashini Karuppiahbose

State of Tennessee

County of Davidson

On this 1st day of September, 2017, before me the undersigned authority, personally appeared Arul Nayagadurai and Subhashini Karuppiahbose, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Sworn and subscribed before me this 1st day of September, 2017.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary