WARRANTY DEED

Bill Garrett Davidson County
Batch# 7021 DEEDWARR
10/03/2017 10:39:56 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20171003-0101140

P-BR-17-227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Ashwin Venkateswaran	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
9515 Glenfiddich Trce	**262 Robert Rose Drive, Ste. 101**	**122-1-A-355.00CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Murfreesboro, TN 37129**	
(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, **JONATHON COLE MELCHER AND KATY LEA MELCHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHWIN VENKATESWARAN AND WIFE, DEEPALI AGARWAL,** 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 No. 22 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland's Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), the First Supplement and the Original Declaration being collectively referred to as the ("Declaration"), to which reference is hereby made.

Being the same property conveyed to Jonathon Cole Melcher, a one-half interest, and Katy Lea Beres, a one-half interest, by Quitclaim Deed from Jonathon Cole Melcher, recorded October 15, 2013 in Instrument No. 20131015-0107807; further being the same property conveyed to Jonathon Cole Melcher, a single man, by Quitclaim Deed from Premier Properties of Nashville, LLC, Series A-227 Buck Run Drive, recorded September 23, 2013 in Instrument No. 20130923-0100043; further being the same property conveyed to Premier Properties of Nashville, LLC, Series A-227 Buck Run Drive, by Quitclaim Deed from Jonathon Cole Melcher, recorded December 19, 2011 in Instrument No. 20111219-0098663 and further being the same property conveyed to Jonathon C. Melcher, an unmarried man, by Warranty Deed from Lakesha L. Baldwin, unmarried, recorded March 24, 2008 in Instrument No. 20080324-0029353, Register's Office for Davidson County, Tennessee. The said Katy Lea Beres being one and the same, and now known, as Katy Lea Melcher.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 11700, Page 66;
- All matters shown on Plan of Woodland Point, Phase I of record in Instrument No. 20010404-0032685, revising Instrument No. 20000713-0069314;
- Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981;
- Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, supplemented in Instrument Nos. 20020725-0089575, 20020904-0107261, 20000711-0068562 and 20010510-0048792;
- By-Laws of record in Instrument Nos. 20080104-0001237, 20080521-0052236, 20120518-0043315, 20040615-0070768, 20090121-0005240 and 20130626-0065791;
- Charter of record in Instrument Nos. 20001013-0102000, 20020222-0022863, 20020222-6022862 and 20040402-0037348;
- Common Area of record in Instrument No. 20001205-0119722;

- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023;
- Landscape Easement of record in Instrument No. 20000612-0058346;
- Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982;
- Deed conveying the common area to Woodland Point Homeowner's Association, Inc of record in Instrument No. 20110328-0023393;
- Storm Water Detention Agreement of record in Instrument No. 20030611-0080534;
- Storm Water Detention Agreement of record in Instrument No. 20000612-0058346;
- Storm Water Detention Agreement of record in Instrument No. 20010124-0007201;
- Restrictions of record in Instrument No. 20140326-0024831, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **227 Buck Run Dr, Nashville, Tennessee 37214**.

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 28th DAY OF SEPTEMBER, 2017.

Jonathon Cole Melcher

Katy Lea Melcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHON COLE MELCHER AND KATY LEA MELCHER, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 28th of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

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

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