Bill Garrett Davidson County
Batch# 9738 DEEDWARR
10/09/2017 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20171009-0103403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-2021

(AFFIX SEAL)

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Y-RT-17-7051

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)
Nagalatha Vinnakota	Same	
(NAME)	(NAME)	**173-9-A-357.00CO**
7051 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MATT F. BADER AND WIFE, MEGAN M. BADER, F/K/A MEGAN E. MALONE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAGALATHA VINNAKOTA,** _____, 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 Lot No. 291, Plan of Lenox Village, Phase Five, as shown on Plat of record in Instrument No. 20050120-0007427, 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 Matt F. Bader and wife, Megan E. Malone, by Warranty Deed from William L. Youngblood, Jr., an unmarried man, recorded August 9, 2012 in Instrument No. 20020809-0070970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20050120-00007427, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in 20020315-0032825, Supplemented in Instrument Number 20040526-0062221, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws of Lenox Village Neighborhood Association, Inc. appended thereto, in Instrument Number 20020315-0032826, supplemented in Instrument Number 20040526-0062220, corrected in Instrument Number 20050113-0005133, Instrument Number 20021226-0158459, Instrument No. 20021226-0158458; Instrument No. 20031212-01784921; Instrument No. 20050119-0006853; Instrument Number 20060120-0007913, Instrument No. 20060221-0020352; Instrument No. 20060321-0032382; Instrument No. 20060612-0069716 and Instrument No. 20060622-0074677; Instrument Number 20080326-0030449, Instrument Number 20060321-0032383 , amended in Instrument Number 20070103-0001284, and Instrument Number 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. in Instrument Number 20020412-0045831 and Instrument Number 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20040305-0025146, Register's Office for Davidson County, Tennessee.
- Easement to Metro in Instrument Number 20010918-0100849 and Instrument Number 20010819-0100851, Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913 , in the Register's Office for Davidson County, Tennessee.

• Bylaws for Lenox Village Neighborhood Association of record in Instrument Number 20020315-0032823, and amended in Instrument No. 20040523-006221 and 20020315-0032826, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20070615-0072006 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7051 Sunnywood Drive, Nashville, Tennessee 37211**.

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 3rd DAY OF OCTOBER, 2017.

Matt F. Bader by Charles Peterson his attorney in fact
Matt F. Bader by Charles Peterson, Attorney-In-Fact

Megan M. Bader by Charles Peterson her attorney in fact
Megan M. Bader by Charles Peterson, 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, CHARLES PETERSON, 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 MATT F. BADER AND MEGAN M. BADER, and who acknowledged he/she/they executed the same as the free act and deed of the said MATT F. BADER AND MEGAN M. BADER.

Witness my hand and official seal, this the 3rd of October, 2017.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021