WARRANTY DEED

Bill Garrett Davidson County
Batch# 14300 DEEDWARR
10/17/2017 09:30:31 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20171017-0106146

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vijayaraja Govindarajan	new owner	11802009800
(NAME)	(NAME)	
2800 West Kirkwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Gabriel Wicks, A Married Man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vijayaraja Govindarajan,** A Married Man, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE MAP OF THE FINAL PLAT OF THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE IN THE 7TH CIVIL DISTRICT OF SAID COUNTY, OF RECORD IN BOOK 974, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WEST KIRKWOOD ROAD, THE COMMON CORNER OF LOTS NOS. 9 AND 10; THENCE WITH THE MARGIN OF SAID ROAD, NORTH 16°41' WEST 88.3 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION TO A POINT IN THE SOUTHERLY LINE OF WEST KIRKWOOD ROAD AND CONTINUING WITH SAID ROAD, NORTH 68°30' EAST 133 FEET TO A POINT; THENCE LEAVING SAID ROAD, SOUTHERLY 26°30' EAST 135 FEET, 9 INCHESES TO THE COMMON CORNER OF LOTS NOS. 9 AND 10; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 70°30' WEST 156.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GABRIEL WICKS BY WARRANTY DEED FROM ERNEST LEE HARRIS AND WIFE, MARY L. HARRIS, RECORDED ON NOVEMBER 26, 2014, OF RECORD IN INSTRUMENT NO. 20141126-0109309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2800 WEST KIRKWOOD AVE., NASHVILLE, TENNESSEE 37204. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF THE WITH NAMED GRANTOR.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

✓ Improved ☐ property, known as 2800 West Kirkwood Ave. Nashville TN 37204

(House Number) (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 Witness our hands 10/10/17.

Gabriel Wicks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gabriel Wicks with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/10/17.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 16, 2018