THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M177043

Bill Garrett Davidson County
Batch# 18409 DEEDWARR
10/26/2017 10:25:47 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20171026-0109870

STATE OF TENNESSEE
COUNTY OF Dav

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2017.

Notary Public
My Commission Expires: 1-8-19

TISHA C BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rajavel Selvaraj Ganesan 211 Northcrest Commons Circle Nashville, TN 37211	Ownell Mtg. Co 7601 d Hudson, Blvd S-400 Brentwood TN 37027	147-12-0A-211.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrea R. Madison, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rajavel Selvaraj Ganesan, unmarried man**, 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:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Unit No. 211 on the plan of Northcrest, Phases One & Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument Number 20040615-0070835, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tax ID No: 147 12 OA 211.00

Being the same property conveyed by Quit Claim Deed from Andrea R. Madison, f/k/a Andrea Thurmond, a married woman, who acquired title as unmarried individual to Andrea R. Madison, a married woman as recorded on the 5th day of February, 2013 in Instrument No. 20130205-0011739 and Warranty Deed from Saddlebrook Inc., a Tennessee Corporation to Andrea Thurmond, an unmarried individual as recorded on the 7th day of November, 2005 in Instrument No. 20051107-0134694, in the Register's Office of Davidson County, Tennessee.

Mark Madison joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **211 Northcrest Commons Circle, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Andrea R. Madison, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Andrea R. Madison on October 4, 2017, of record in Instrument No. 20171026-0109868, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument was executed on behalf of Mark Madison, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Mark Madison on October 4, 2017, of record in Instrument No. 20171026-0109869, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 17th day of October, 2017.

andrea R. Madison by /s/ m, attorney in fact

Andrea R. Madison by Christopher M. Corriveau,
Attorney-in-Fact

Mark Madison by /s/ m, attorney in fact

Mark Madison by Christopher M. Corriveau,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** pursuant to the Power of Attorney executed by **Andrea R. Madison and Mark Madison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Andrea R. Madison and Mark Madison**, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 17th day of October, 2017.

Jessica Lascelle
Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Andrea R. Madison and Mark Madison
To: Rajavel Selvaraj Ganesan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 17th day of October, 2017.

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY