Bill Garrett Davidson County
Batch# 33251 DEEDWARR
12/05/2017 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20171205-0123842

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Venkat K. Reddy and Nirmala K. Reddy, as co-Trustees of The Kanada Trust, U/A/D November 27, 2017	Venkat K. Reddy and Nirmala K. Reddy, as co-Trustees of The Kanada Trust, U/A/D November 27, 2017	161 13 0B 309.00
(NAME)	(NAME)	
309 Shady Creek Lane	309 Shady Creek Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Oghenerukevwe Odiete and Ifeoma Odiete, husband and wife,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Venkat K. Reddy and Nirmala K. Reddy, as co-Trustees of The Kanada Trust, U/A/D November 27, 2017**, 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:

Land in Davidson County Tennessee, being Unit No. 309 in the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oghenerukevwe Odiete, unmarried by Warranty Deed from Barry Dabney and wife, Janice Dabney dated January 12, 2015 and recorded January 15, 2015 as Instrument No. 20150115-0004342, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-178193SSO

unimproved ☐

This is improved ☒ property, known as 309 Shady Creek Lane, Nashville, TN 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 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, has 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 this 30 day of November 2017

Ogheneruekevwe Odiete

STATE OF GEORGIA

COUNTY OF Troup

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ogheneruekevwe Odiete, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 09/26/2021

(SEAL)

ALLYSON HOLLIS
Notary Public – State of Georgia
Troup County
My Commission Expires Sep 26, 2021

File Number: GRN-178193SSO

unimproved ☐
This is improved ☒ property, known as 309 Shady Creek Lane, Nashville, TN 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 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, has 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 this 30th day of NOVEMBER, 2017

Ifeoma Odiete

STATE OF Georgia

COUNTY OF Troup

Ifeoma Odiete PS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Oghenerukevwe Odiete, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 5/21/18

(SEAL)

JENNY D EASTRIDGE
NOTARY PUBLIC
Troup County
State of Georgia
My Comm. Expires May 21, 2018

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-178193SSO