Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 27 day of December 2017.

Notary Public

My commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

Bill Garrett Davidson County
Batch# 42659 DEEDWARR
12/29/2017 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20171229-0132263

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharath Sundararajan 7449 Tarmac Way Nashville TN 37211	New Owner	181 01 0B 314.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mario Garcia and wife Martha Garcia hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sharath Sundararajan and wife Lakshmi Sundararajan hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Section One, Phase 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20071214-0143931 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Mario P. Garcia and Martha E. Garcia by deed from Patrick M. Daily and Allison Daily of record in Instrument No. 20151030-0110601 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Section One, Phase 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20071214-0143931 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11069 Page 14 and amended in Instrument Nos. 20030708-0093637;

20050106-0002201; 20060322-0032693; 20071214-0143931 and any allied instruments(s) referred to in said restrictions. 4) Easement to Gulf Interstate Gas Co. of record in Book 224 Page 11. 5) Storm Water Detention Agreement of record in Instrument No. 20040305-0025147. 6) Right of 'way Easement of record in Instrument No. 20020731-0091596 7) Sewer Easement of record in Book 9487 Page 901 and Book 9487 page 914 8) Matters appearing on plat of record in Book 421 page 146

This property is improved property known as 7449 Tarmac Way, 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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of December, 2017.

Mario Garcia

Martha Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Garcia and Martha Garcia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of December, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19
FILE NO: 10334

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

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