WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett · Davidson County
Batch# 48347 **DEEDWARR**
01/17/2018 01:27:00 PM 2 pgs
Fees: $13.00 Taxes: $403.30

20180117-0004828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Divya Dharshinee Mavalli	Everett Financial Inc DBA Supreme Lending	162160a06100co
(NAME)	(NAME)	
7758 Stoneleaf Rd	14801 Quorum Dr. Ste 300	
(ADDRESS)	(ADDRESS)	
San Ramon, CA 94582	Dallas TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Happy Homes, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIVYA DHARSHINEE MAVALLI AND SAIDAPET VIDHYARAMAN, as wife and husband , 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:

Real Property in Davidson County, Tennessee, being Unit 16, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the appurtenant interest in the common elements of Hickory Hollow Condominiums fka Mill Creek Club Townhouses, Phase One, Section One, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4887, Page 961, amended in Book 5101, Page 809 and all other amendments thereto.

Being the same property conveyed to Happy Homes, LLC by Warranty Deed dated August 28, 2017 from Charles D. Garcia, which deed is recorded as Instrument No. 20170831-0089545 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF ADDITION TO SECTION ONE, PHASE ONE, HICKORY HOLLOW CONDOMINIUMS FKA MILL CREEK CLUB CONDOMINIUM TOWNHOUSES OF RECORD IN PLAT BOOK 5050, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF HICKORY HOLLOW CONDOMINIUMS OF RECORD IN BOOK 10468, PAGE 653; AS AMENDED IN BOOK 10468, PAGE 691; AS AMENDED IN INSTRUMENT NO. 20040805-0094013; AS AMENDED IN 20050810-004534; AS AMENDED IN 20080619-0063138 AND AS AMENDED IN 20080619-0063139, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO ANY EASEMENTS THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 16 Sycamore Court, Condominium 16, Antioch, TN 37013
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 21st day of December, 2017.

Happy Homes, LLC

By: _____
William Sugg, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Sugg, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of **Happy Homes, LLC**, the within named bargainor, a limited liability company, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Sole Member.

WITNESS my hand and seal this 21st day of December, 2017.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY