Bill Garrett Davidson County
Batch# 63910 DEEDWARR
03/01/2018 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $739.63
20180301-0019141

#34116

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34116-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me this 27th day of February, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Mark Spivey 6449 Fleetwood Drive Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 05 0 064 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rama T. Naidu, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Spivey, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6449 Fleetwood Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 27th day of February, 2018.

Rama T. Naidu by Leela S. Gowda

Rama T. Naidu by Leela S. Gowda, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leela S. Gowda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rama T. Naidu, and she is authorized by Rama T. Naidu to execute this instrument on his/her behalf.

Witness my hand, at office, this 27th day of February, 2018.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 292 on the Plan of Horton Heights, Section H, as shown on the Plan of record in Plat Book 3600, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

TOGETHER WITH a perpetual easement for retaining wall and asphalt drive as more particularly described in the Instrument of record in Book 8595, page 286, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Rama T. Naidu, unmarried by deed dated April 3, 1992 from Ruth M. Ismail, a widow of record in Book 8595, page 289, Register's Office for Davidson County, Tennessee. The said Rama T. Naidu conveyed a 2/3 interest to Krishna K. Panjeti and wife, Rekha Panjeti by Quitclaim Deed dated May 20, 1993 of record in Book 8956, page 323, said Register's Office. The said Krishna K. Panjeti and wife, Rekha Panjeti conveyed their 2/3 interest back to Rama T. Naidu by Quitclaim Deed dated February 2, 1995 of record in Book 9597, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 103 05 0 064 00.
2. Restrictive covenants contained in an instrument of record in Book 3868, page 740, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, page 100, Register's Office for Davidson County, Tennessee.
4. Perpetual Easement for retaining wall and asphalt drive of record in Book 8595, page 286, Register's Office for Davidson County, Tennessee.
5. Letter from the Metropolitan Government Department of Codes recorded in Instrument No. 20160707-0069763, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

