Bill Garrett Davidson County
Batch# 86421 DEEDWARR
04/30/2018 03:34:27 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20180430-0040652

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sai Vasuki Yarlagadda	New Owner	181010B25800CO
(NAME)	(NAME)	
7913 Kirkfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Melissa Mudd Deep, and husband and Justin Thompson Deep,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sai Vasuki Yarlagadda, unmarried,** 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 Lot No. 86 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa Mudd Deep and husband, Justin Thompson Deep by deed dated March 31, 2014 from ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE COPRORATION of record in Instrument No. 20140402-0027214, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20180426-0039396, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7913 Kirkfield Drive, Nashville, TN 37211
(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 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. 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/our hands this 27th day of April, 2018.

Melissa Mudd Deep

Justin Thompson Deep

State of Tennessee
County of Davidson

On this 27th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Melissa Mudd Deep and Justin Thompson Deep, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 27th day of April, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Yar

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN