STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 87030 **DEEDWARR**
05/01/2018 10:53:57 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80

20180501-0040989

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$369,000.00~~. $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 26th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 01/06/20
File No. G18-1516D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle Thompson, Unmarried (NAME)	new owner (NAME)	103-02-0-056.00
203 Orlando Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Binayak B. Bijuchhe, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Thompson, 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: (SEE EXHIBIT A)

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 203 Orlando Avenue, Nashville, TN 37209.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-T-18-203

Witness my/our hand(s) this 18th day of April, 2018.

Binayak B. Bijuchhe

April 18th, 2018
Date

STATE OF NC

COUNTY OF UNION }

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

Witness my hand and official seal, this 18th day of April, 2018.

My Commission Expires: Jan 26. 2019

Notary Public

MARCIA L DOBOS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 26, 2019
UNION COUNTY, NC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C.C. Vernon's Farms as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being the northerly 55 feet of Lot No. 3, not of record and described according to a survey made August 6, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the westerly margin of Orlando Avenue at the common corner of Lot Nos. 2 and 3 on said unrecorded map; thence in a southerly direction along the margin of Orlando Avenue, 55 feet to a point; thence in a Westerly direction parallel with Burgess Street, 130 feet to a point on the easterly margin of Lot no. 4; thence in a northerly direction and parallel with Orlando Avenue 55 feet to the corner of Lot No. 2 and 3; thence in an easterly direction along the line between said two lots, 130 feet to the point of beginning.

Being the same property conveyed to Binayak B. Bijuchhe by Warranty deed from Dwaine L. Anderson and wife, Leilani Boulware of record in Instrument No. 20090821-0078799 Register's Office for Davidson County, Tennessee.