Warranty Deed

Bill Garrett Davidson County
Batch# 88269 DEEDWARR
05/04/2018 12:20:00 PM 2 pgs
Fees: $13.00 Taxes: $1,986.90

20180504-0042824

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $537,001.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2018. Notary Public My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Siddharth Damania	Suntrust Mortgage, Inc.	
2247 Castleman Drive	901 Semmes Ave.	131-01-0N-008.00-CO
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY L. WORMAN AND WIFE, ERIN O. WORMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIDDHARTH DAMANIA,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 57 on the Plan of B.N. Stammer Subdivision, as of record in Plat Book 1424, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being more specifically described as Unit 2245B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly L. Worman, a single person by Warranty deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Instrument No. 20110831-0067638 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on August 31, 2011.

Being the same property conveyed to Christopher D. Lalonde, Trustee by Quitclaim Deed from Kelly L. Worman of record in Instrument Number 20130603-0055852, Register's Office for Davidson County, Tennessee, dated June 03, 2013 and recorded on June 03, 2013 and within the same deed the said Christopher D. Lalonde, Trustee conveyed his interest in the subject property to Kelly L. Worman and wife, Erin O. Worman.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2247 Castleman Drive, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2018.

Kelly L. Worman

Erin O. Worman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly L. Worman and Erin O. Worman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2018.

Notary Public

My Commission Expires: 9.10.18