This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805014

Bill Garrett Davidson County
Batch# 102509 DEEDWARR
06/08/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20180608-0055370

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Scott Townsend Harbort	JG Wentworth Home Lending LLC	141-05-0- A-652.00CO
518 Avondale Park Blvd. Nashville, TN 37221	3350 Commission Ct. Woodbridge, VA 22192	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandeep Anantha Sathyanarayana and wife, Ramya Jangamakote Ramesh Kumar** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Scott Townsend Harbort, a married man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 652 on the Plan of Avondale Park, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Warranty Deed from Avondale Residential, Inc., dated 3/24/2016 and recorded 3/28/2016, of record in Instrument No. 20160328-0029053, Register's Office for Davidson County, Tennessee. Being further conveyed to Sandeep Anantha Sathyanarayana and wife, Ramya Jangamakote Ramesh Kumar by Spercial Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Home, dated 7/22/2016 and recorded 8/2/2016, of record in Instrument No. 20160802-0079462, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Sandeep Anantha Sathyanarayana and wife, Ramya Jangamkote Ramesh Kumar,** do covenant with the said Grantee that they are lawfully seized and possessed of said

land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Sandeep Anantha Sathyanarayana and wife, Ramya ~~Jangamkote~~ Ramesh Kumar** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 518 Avondale Park Blvd., Nashville, TN 37221

Executed on this 8th day of June, 2018.

Sandeep Anantha Sathyanarayana

Ramya Jangamkote Ramesh Kumar
By Sandeep Anantha Sathyanarayana,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sandeep Anantha Sathyanarayana** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Ramya Jangamkote Ramesh Kumar** and that he is authorized by **Ramya Jangamkote Ramesh Kumar**, to execute this instrument on her behalf, as evidenced by a Power of Attorney.

Witness my hand this 8th day of June, 2018.

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Sandeep Anantha Sathyanarayana with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of June, 2018.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $372,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 8th day of June, 2018.

Notary Public

My Commission Expires: 1-8-19

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY