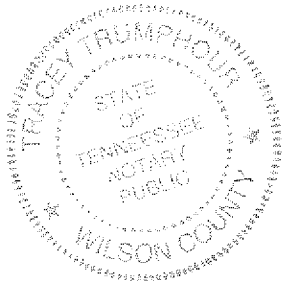
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,200.00

Michael Sibi Jeyabalan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Sibi Jeyabalan	Gold Star Mortgage	114 07 0B 044.00
(NAME)	(NAME)	
1268 W. Running Brook Road	3879 Packard Rd	Bill Garrett Davidson County Batch# 105464 DEEDWARR 06/18/2018 08:54:30 AM 3 pgs Fees: $18.00 Taxes: $1,184.74 20180618-0058088
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Katie Marie Thorn Dennis and husband, Frank Christopher Dennis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Sibi Jeyabalan, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot 104, on the Plan of Section One, Westchase, R20 Residential P.U.D., of record in Plat Instrument No. 200212030148525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katie Marie Thorn Dennis and husband, Frank Christopher Dennis by Warranty Deed from William Mitchell, Jr., unmarried and Nicole Reeder, unmarried as tenants in common with rights of survivorship, dated 06/28/2006, recorded 07/07/2006, of record in Instrument No. 20060707-0081340, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument No. 200212030148525, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20021126-0146387, in the Register's Office for Davidson County, Tennessee; Easement contained in Right-of-Way of record in Book 751, Page 374, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 787, Page 13 and Book 787, Page 14, in the Register's Office for Davidson County, Tennessee; Easement contained in Agreement of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 720, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, Instrument No. 20021104-0134795, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, in the Register's Office for Davidson County, Tennessee; Boundary Line Plat of record in Book 9700, Page 521, in the Register's Office for Davidson County, Tennessee; Rules & Regulations of record in Instrument No. 20151210-0124243 and Instrument No. 20160308-0021966, in the Register's Office for Davidson

County, Tennessee; Easement for the flow of unnamed stream, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1268 W Running Brook Road, Nashville, TN 37209
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 12th day of June, 2018.

Katie Marie Thorn Dennis

Frank Christopher Dennis

State of Tennessee
County of Wilson

Personally appeared before me Katie Marie Thorn Dennis and Frank Christopher Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary Public

My commission expires: 3/19/19

