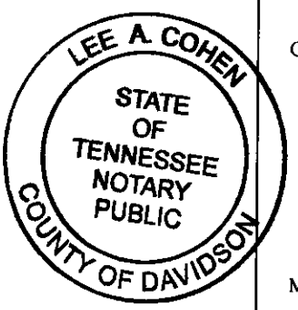
# WARRANTY DEED

File #2018061776




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: . 11/5/2018
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 107847 DEEDWARR
06/25/2018 12:06:52 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180625-0060993

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Minh Nguyen | Pinnacle Bank | 90-12-B/9CO |
| (NAME) 808 William Howard Court | (NAME) 4403 Elvis Presley Blvd. | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Memphis, TN 38116 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Srinivasa R Pedireddi, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minh Nguyen, an unmarried man,** 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:

Being Lot No. 9, on the plan of Final Plat Hodges Estates, as the same appears of record in Book 11700, Page 33, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Srinivasa R. Pedireddi, a married man by warranty deed from Hodges& Sons, Inc., a Tennessee Corporation, dated 09/12/2002, of record in Instrument No. 20020916-0112508, said Register's Office.

*****Sushuma Pedireddi, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable; Any and all matters as set forth in the plat of record in Book 11700, Page 33, said Register's Office.; Restrictive Covenants as of record in Book 11701, Page 212, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **808 William Howard Court, 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 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 our hands this 22nd day of June, 2018.

Srinivasa R Pedireddi

Sushuma Pedireddi

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, Srinivasa R Pedireddi and Sushuma Pedireddi, 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 the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2018.

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES.

01/18/22

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128