Bill Garrett Davidson County
Batch# 129208 DEEDWARR
08/15/2018 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20180815-0080837

File No. 188113

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2597

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Michael Shaw and Erica Nicole Shaw	(new owner)	
(NAME)	(NAME)	141-05-0A-079.00 CO
508 Lyndeboro Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/WE **MANISH K. TRIPATHI AND RATI M. TRIPATHI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MICHAEL SHAW AND ERICA NICOLE SHAW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 79 on the Plan of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Manish K. Tripathi and Rati M. Tripathi, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated April 3, 2009 and recorded April 6, 2009 in Instrument No. 20090406-0031190, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452; amended in Instrument Nos. 20090331-0028791 and 20101223-0102254; HOA Charter of record in Instrument No. 20081203-0117350; Conveyance of Open Space of record in Instrument No. 20170130-0009317; Landscape Agreement with Avondale Park HOA of record in instrument No. 20090429-0038537; Agreement with Avondale Park HOA of record in instrument No. 20090414-0033629; Restrictions of record in Instrument No. 20020821-100879; Access

Easement Agreement of record in Instrument No. 20041207-0145662; Transmission Line Easement of record in Instrument No. 20060110-0003857; Conveyances to USA of record in Book 4118, Page 694 and Book 4228, Page 635; TVA Easement of record in Book 4273, Page 280; Easements to Harpeth Valley Utilities District of record in Instrument Nos. 20040204-0013639, 20040204-0013640, 20040204-0013641 and 20080818-0084836; Storm Water Detention Agreement of record in Instrument No. 20060512-0055867; Private Storm Water Maintenance Facilities Agreement of record in Instrument No. 20071002-0117293; Right-of-Way Easement of record in Book 4193, Page 903; Water Line Easement of record in Book 5738, Page 832; Sewer Line Easement of record in Book 7601, Page 400; Water Main Easement of record in Book 1237, Page 674; Easements of record in Book 5348, Page 362 and Book 5902, Page 469; and all matters shown on plat of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 508 Lyndeboro Court, Nashville, Tennessee 37221

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), THEIR heirs and 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), 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 my/our hand(s) this 13th day of August, 2018.

Manish

Manish K. Tripathi

Rati M. Tripathi

Rati M. Tripathi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named MANISH K. TRIPATHI AND RATI M. TRIPATHI, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of August, 2018.

Commission expires: **03/02/2021**

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)