Bill Garrett Davidson County
Batch# 134077 **DEEDWARR**
08/28/2018 10:57:09 AM 2 pgs
Fees: $13.00 Taxes: $1,067.45

20180828-0085100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Satish Sivaraman	New Owner (NAME)	181-100E-093.00-CO
5306 Missionary Way (ADDRESS)	(ADDRESS)	181-10-0-E-093.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Koral Santiago, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Satish Sivaraman, hereinafter called the Grantees, their heirs and assigns, that 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. 93 ON THE PLAT OF HIGH POINT, PHASE 1, SECTION 3, OF RECORD AS INSTRUMENT NO. 20120507-0039277, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KORAL FEES, A SINGLE PERSON BY WARRANTY DEED FROM MARIA ROUTH AND ELI ROUTH, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NO. 20151209-0123977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE NAMED KORAL FEES HAS SINCE MARRIED ON MAY 8, 2018 AND HER SPOUSE SERVANDO SANTIAGO, II JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5306 Missionary Way, Brentwood, TN 37027
(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 my/our hand(s) this 23rd day of August, 2018.

WARRANTY DEED
(Continued)

Koral Santiago

Servando Santiago, II

STATE OF Georgia

COUNTY OF Bryan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Koral Santiago and Servando Santiago, II, the herein bargainor(s), 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 and official seal, this the 23rd day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

MICHELE HENDERSON
My Commission Expires
NOTARY PUBLIC
03-07-2021
BRYAN COUNTY, GEORGIA

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072