Bill Garrett Davidson County
Batch# 135293 DEEDWARR
08/30/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20180830-0086225

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $382,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy D. Moretz **Elizabeth W. Moretz**	New Owner	**186040A01000CO**
8049 Canonbury Drive		
Nolensville, TN 37135		

FOR AND IN 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 ACKNOWLEDGE, WE,

Shanthi Katragadda, and Vinit Modi, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy D. Moretz and Elizabeth W. Moretz, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 195 on the plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shanthi Katragadda, unmarried, and Vinit Modi, unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Kelly A. Helmlinger and Pamela Helmlinger, husband and wife, dated June 22, 2015, of record in Instrument No. 20150625-0061232, Register's Office for Davidson County, Tennessee. Shanthi Katragadda and Vinit Modi having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-Laws of record in Book 3845, page 789, said Register's Office.

PUD Boundary of record in Instrument No. 20050920-0113225, said Register's Office.

Easement of record in Book 3855, page 402; Book 3657, page 344, Instrument No. 20060317-0030915 and Instrument No. 20050816-0096915, said Register's Office.

Ingress and Egress Easement to Cemetery of record in Book 112, page 184, said Register's Office.

Greenbelt of record in Book 8881, page 778, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 8049 Canonbury Drive, Nolensville, TN 37135.

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 in 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.

_____ Date: 08·23·2018
Shanthi Katragadda

Vinit Modi, by his attorney in fact, Maria Jose Moscoso Date: 08. 29. 2018
Vinit Modi, by his attorney in fact, Maria Jose Moscoso

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Shanthi Katragadda, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2018

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires:_____

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Maria Jose Moscoso with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes there n contained, and who further acknowledged that she is the Attorney-in-Fact of Vinit Modi, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument Number 20180830008622 3, in said Register's Office.

Witness my hand, at office, this 29th day of August, 2018

J. ANDREW WILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

