(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Y Johnson Davidson County
Batch# 153661 DEEDWARR
10/24/2018 09:07:55 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20181024-0105227

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Coleen Newcomb
Affiant

Subscribed and sworn to before me, this 19th day of October, 2018.

Notary Public

My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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:
Tarun Kodumuru	CrossCountry Mortgage Inc	**181110C05900CO**
8335 Rossi Rd	6850 Miller Road	
Brentwood, TN 37027	Brecksville, OH 44141	

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,

Mary M. Brainerd, an unmarried woman

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

Tarun Kodumuru, single 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 Unit No. 307 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit A to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary M. Brainerd, an unmarried woman, by Warranty Deed, from Danielle A. Sanford (f/k/a Danielle Ann Bassano), married, dated August 11, 2016, of record in Instrument No. 20160818-0086522, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter of Homeowners Association of record in Instrument Number 20081219-0121383, said Register's Office.

Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, said Register's Office.

Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, said Register's Office.

Easement for Transmission Lines of record in Book 4425, Page 568, said Register's Office.

Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20071023-0125249, 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 8335 Rossi Rd, Brentwood, TN 37027.

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.

Mary M Brainerd Date: 10-19-18
Mary M. Brainerd

_____ Date: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Mary M. Brainerd, 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 19 day of October 2018.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019