WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3001

Karen Y Johnson Davidson County
Batch# 174091 **DEEDWARR**
12/14/2018 10:03:38 AM 2 pgs
Fees: $13.00 Taxes: $990.86

20181214-0121664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY PERRY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mallikarjun Chatla	SWBC Mortgage Corporation	147 10 0 218.00
(NAME)	(NAME)	
5034 Edmondson Pike	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rochelle Denise Howell, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mallikarjun Chatla, 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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of B. J. Homebuilders Subdivision, Section Two, of record in Instrument No. 20020624-0075606, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rochelle D. Howell by Warranty Deed from Frances Ruth Gaddis dated April 25, 2006 and recorded May 01, 2006 as Instrument No. 20060501-0049674, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rochelle Denise Howell, solely by Quit Claim Deed from Dustin Cody Crawford dated August 8, 2011 and recorded November 23, 2011 as Instrument No. 20111123-0091896, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5034 Edmondson Pike, Nashville, TN 37211

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 10 day of December 2018

Rochelle Denise Howell

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rochelle Denise Howell, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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