Karen Johnson Davidson County
Batch# 187907 DEEDWARR
01/24/2019 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20190124-0007061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of January, 2019.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2021

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2018-436-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Swathi Eyyunni and Alvino Sarran 1807 Cedar Lane Nashville, TN 37212	Swathi Eyyunni and Alvino Sarran 1808 Primrose Avenue Nashville, TN 37212	Map/Parcel 117-04-0-324

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Gregg Hubbard, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Swathi Eyyunni and Alvino Sarran, wife and husband**, 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:

BEING part of Lot No. 1 on the Plan of A.B. Montgomery Lands as of record in Plat Book 1, page 22, Chancery Court of Nashville, described according to a copy of a survey thereof made July 1939, by Blanchard and Parrish, Engineers, as follows:

BEGINNING at a stake in the southerly margin of Cedar Lane at a point 575.99 feet east of the southeast intersection of said Cedar Lane and Battery Place, extended; thence southerly 160.0 feet, more or less, to a stake in the northerly margin of a 15 foot alley which point is 608.0 feet east of the northeast intersection of said alley and Battery Place, extended; thence easterly along the northerly margin of said alley 87.0 feet to an iron pin at the southwest corner of Lot No. 72 on the map of Belmont Terrace Plan of Lots; thence northerly along the westerly line of said Lot No. 72, 160.0 feet to an iron pin in the southerly margin of Cedar Lane; thence with the margin of the same westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Steven Gregg Hubbard by Warranty Deed from Eric L. Wyse and wife, Dawn Rodgers Wyse, dated May 23, 2002, of record in Instrument No. 20020528-0064069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as of this date, with subsequent year's taxes assumed by the Grantee. Map/Parcel 117 04 0 324.00

2. All matters appearing on the Plan of A. B. Montgomery Lands of record in Book 1, page 22, Chancery Court of Nashville.

3. Easement for public utility of record in Book 1066, page 630, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1807 Cedar Lane, Nashville, TN 37212.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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 hand this 24th day of January, 2019:

Steven Gregg Hubbard by Franklin D. Miller, Jr., his attorney in fact

Steven Gregg Hubbard by Franklin Delano Miller, Jr., his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of January, 2019, before me personally appeared Franklin Delano Miller, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Gregg Hubbard, and who acknowledged that he executed the same as the free act and deed of Steven Gregg Hubbard.

Witness my hand, at office, this 24th day of January, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

