# Warranty Deed

Karen Johnson Davidson County
Batch# 191572 **DEEDWARR**
02/04/2019 03:31:58 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20190204-0010556

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,~~900.00~~

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2019.

Carmen Coats
Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Adrianna Madison | CMG MORTGAGE INC | |
| 3535 Bell Road 101 | 3160 CROW CANYON RD, STE 400 | 109-05-0B-101.00-CO |
| Nashville, TN 37214 | SAN RAMON, CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DINESH R. GUDIBANDI AND PUSHYAMI ADAPA (INCORRECT IN PRIOR DEED AS PUSHYAMA), HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIANNA MADISON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 101 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Williams Bends Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dinesh R. Gudibandi and Pushyama Adapa, husband and wife by Warranty deed from John Hitch, married of record in Instrument No. 20150702-0064251 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3535 Bell Road 101, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2019.

Dinesh R Gudibandi
Dinesh R. Gudibandi

Pushyami Adapa
Pushyami Adapa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dinesh R. Gudibandi and Pushyami Adapa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2019.

Notary Public

My Commission Expires: 5/3/21

