Karen Johnson Davidson County
Batch# 206124 DEEDWARR
03/15/2019 09:01:43 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190315-0023659

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2019.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY: BANKERS TITLE & ESCROW CO. 3310 WEST END AVE. NASHVILLE TN 37203

RETURN 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:
Kalpana Vallabhaneni **Nathaniel Trench**	Wells Fargo Bank, N.A.	**172030A13700CO**
1709 Boxwood Dr	PO Box 51162	
Nashville, TN 37211	Los Angeles, CA 90051-5462	

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,

Linda Sue Davis and James L. Davis, wife and husband

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

Kalpana Vallabhaneni and Nathaniel Trench, wife and husband

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. 109, on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Sue Davis and James L. Davis, wife and husband, by Warranty Deed form Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated August 28, 2014, of record in Instrument No. 20140905-0081392, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390 and Book 8634, page 224 and as re-recorded in Book 8643, page 675, said Register's Office.

Charter of Woodlands Homeowner's Association, Inc. of record in Book 8454, page 246, said Register's Office.

Easement of record in Book 7917, page 422; Instrument No. 20070702-0078297; Instrument No. 20031124-0170676 and Book 8541, page 230, said Register's Office.

Stormwater Detention Agreement of record in Book 7336, page 3, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1709 Boxwood Dr, 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 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.

Linda Sue Davis Date: 3/14/19
Linda Sue Davis

Date: 3/14/19
James L. Davis

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Linda Sue Davis and James L. Davis, 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 14 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY