Karen Johnson Davidson County
Batch# 207125 DEEDWARR
03/18/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $832.87
20190318-0024570

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0510

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~Williamson~~ Washoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,100.00

Affiant

KEVIN GHIGLIERI
Notary Public State of Nevada
County of Washoe
APPT. NO. 13-9868-2
My App. Expires Jan. 16, 2021

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~15th~~ 14th day of March, 2019 By Joshua Adam Rountree

Notary Public

Commission Expires: 01/16/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nagavijaya Orungati and Nandakumar Bangalore Vittal 511 Saint Jules Lane Nashville, TN 37211	Nagavijaya Oruganti 1834 Grey Pt. Dr. Brentwood, TN 37027	172-12-0D-539.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Joshua Rountree, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nagavijaya Oruganti and Nandakumar Bangalore Vittal, husband and wife

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 Unit No. 805 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record in Instrument No. 20060622-0074677, in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed to Joshua Rountree by Warranty Deed from Jesus Arriaga and wife, Francisca Arriaga, of record in Instrument No. 20160506-0045171, Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 06, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 511 Saint Jules Lane, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 day of March, 2019.

Joshua Rountree

STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Rountree** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Reno (city), Nevada (state) this 14th day of March, 2019.

Notary Public
My Commission Expires: 01/16/2021

(Notary Seal)

KEVIN GHIGLIERI
Notary Public State of Nevada
County of Washoe
APPT. NO. 13-9868-2
My App. Expires Jan. 16, 2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: