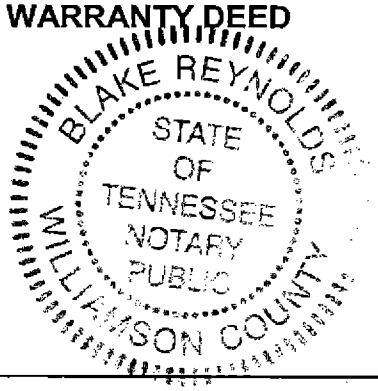
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Simi M. Kuruvilla	Mortgage Investors Grp	181140A13600CO
(NAME)	(NAME)	
8407 Charbay Circle	8320 East Walker Springs Ln.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 215292 DEEDWARR
04/08/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190408-0031987

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stephanie R. Hendren, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Simi M. Kuruvilla, an unmarried woman, hereinafter called the GRANTEE(S), and/or her 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. 190, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20050922-0114218, and amended in Instrument No. 20060731-0092350 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration said amendment recorded as Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie R. Hendren, an unmarried woman by Warranty Deed from Steven R. Shelton and Jill B. Shelton, husband and wife, dated 09/26/2017 recorded 12/13/2017, of record in Instrument No. 20171213-0127139, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, Second Supplemental Declaration of record in Instrument No. 20060731-0092350, Amendment to Declaration of record in Instrument No. 20061228-0160255, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20060531-0064103, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050505-0050659, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed of record in Instrument No. 20051031-0130768 and Instrument No. 20071017-0123091, in the Register's Office for Davidson County, Tennessee.

Articles of Amendment to the Charter of record in Instrument No. 20081219-0121383, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8407 Charbay Circle, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of April, 2019 .

Stephanie R. Hendren

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie R. Hendren, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of April, 2019.

Notary Public:
My Commission Expires: 7-1-22

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

