Karen Johnson Davidson County
Batch# 227745 DEEDWARR
05/09/2019 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20190509-0043477

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 390897

TONJA BARRON — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(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
Dwarakanath Bayapureddy	NEW OWNER	10410024900
(NAME) 10990 Abbotts Stations Dr	(NAME)	
(ADDRESS) Duluth, GA 30097	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jodie Beneke, Co-Trustee of the Ellen C Lawson Revocable Living Trust dated February 16, 2017, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Dwarakanath Bayapureddy, a married man, hereinafter called the GRANTEE(S), and/or his 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. 3 on the Plan of Fairfax Place, Block 7 Resub. Lots 18, 19 & Pt. 20, of record in Plat Book 5190, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017 by Quit Claim Deed from Ellen C. Lawson, dated April 17, 2017 and recorded April 25, 2017 of record in Instrument No. 20170425-0040309, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

All matters shown on the plat of record in Plat Book 5190, Page 127, 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 ☒ 2833 Hillside Drive, Nashville, TN 37212

(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 6th day of May, 2019 .

Jodie Beneke, Co-Trustee of the Ellen C Lawson Revocable Living Trust

By: _____
Jodie Beneke
Its: Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Beneke, Co-Trustee of the Ellen C. Lawson Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity for the purposes therein contained.

Witness my hand and Official seal this 6th day of May, 2019.

_____
Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

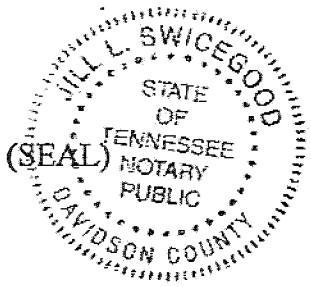
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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