PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

Prepared by ~~and return to~~:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 228829 **DEEDWARR**
05/13/2019 09:21:25 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190513-0044451

WARRANTY DEED

Effective as of **May** 9, **2019**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MESA VERDE ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Sudheer Nagam and Swathi Bandaru, husband and wife,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 137, Brentwood Chase, as shown on plat of record in Book 9700, Page 936, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20180510-0044703** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded in Book 9700, Page 936; declaration of covenants, conditions and restrictions recorded in Instrument Nos. 200005310053798; 200008310086366; 20150109-0002674; 200005240051842; 20030319-0036274; easements of record at Book 7902, Page 389; Book 837, Page 320; Book 11115, Page 281 all of record in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand in Travis County, State of Texas on this 9 day of May, 2019.

GRANTOR:

MESA VERDE ASSETS, LLC
Its: Authorized Signor

By: Alyssia Ventura
Its: Closing Supervisor

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Alyssia Ventura, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for MESA VERDE ASSETS, LLC, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by personally signing her name as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on May 9, 2019.

DANA MARTIN
Notary ID #131370256
My Commission Expires
December 4, 2021

Notary Public

My Commission Expires:
12/4/21

New Owner Name and Address to: Sudheer Nagam 809 Pisgah Park Brentwood TN 37027 Property Address: 809 Pisgah Park Brentwood, TN 37027 Mail tax bills to: ~~Sudheer Nagam~~ GoldStar Mortgage Financial Group 100 Phoenix Dr., Ste. 300 Ann Arbor, MI 48108 Parcel I.D. Number: 160-16B-113	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$345,000.00** AFFIANT Subscribed and sworn to before me this 10th day of May, 2019. NOTARY PUBLIC Commission expires:

MARY ANNE RALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020