Karen Johnson Davidson County
Batch# 236758 DEEDWARR
05/30/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20190530-0051527

WARRANTY DEED

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/11/21

(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
Madhu Yadali	F&M Bank	
(NAME)	(NAME)	
5510 Country Drive, Unit 21	PO Box 451	162-09-0-A-021.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041-0451	
(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, **We Melissa R. Panake and Thomas Wooton, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Madhu Yadali and Kiranmaye Yadali, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 21, on the plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa R. Pankake, an unmarried person by Warranty Deed dated 10/09/2002 from Bessie I. Rench, unmarried of record in Instrument 20021017-0127624, as re-recorded in Instrument 20021112-0139582, Register's Office for Davidson County, Tennessee.

The said Melissa R. Pankake is now married and is joined in this conveyance with her husband Thomas Wooton to waive any and all rights he has in said property.

All matters as set forth per Plat Book 4300, Page 197, Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 4659, Page 32, said Register's Office. Said Master Deed was amended of record in Book 4937, Page 429, said Register's Office. Said Master Deed was amended of record in Instrument 201406130051943, said Register's Office. Easement of record in Book 4842, Page 979, said Register's Office. Easement of record in Book 5606, Page 663, said Register's Office. Grant of Easement of record in Instrument 201305170050050, said Register's Office. Charter of the Owners Association of record in Book 7980, Page 470, said Register's Office.

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 ☒ 5510 Country Drive, Unit 21, Nashville, TN 37211
(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 23rd day of May, 2019

Melissa R. Panake

Thomas Wooton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa R. Panake and Thomas Wooton, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY