THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621025** Karen Johnson Davidson County Batch# 253191 **DEEDWARR** 07/05/2019 02:42:28 PM 2 pgs Fees: $13.00 Taxes: $888.00 20190705-0065909	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me, this 1st day of July, 2019. Notary Public My Commission Expires: 1-3-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Blake Arthur 110 Sadler Court Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 106-13-0-164.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rainu S. Ittycheriah, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Arthur, an unmarried man** ("Grantee"), his, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision of Part of Sadler Place, Section Nine of record in Plat Book 2083, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rainu S. Ittycheriah, a single woman by Warranty deed from Todd West and Regina West, husband and wife of record in Instrument No. 20160719-0074121 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 77, Register's Office for Davidson County, Tennessee.

Deed to the Nashville, Chattanooga and St. Louis Railway of record in Book 2246, page 523, Register's Office for Davidson County, Tennessee.

This is improved property located at 110 Sadler Court Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR19-110

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2019.

Matthew Edward Moseley

Rainu S. Ittycheriah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Edward Moseley and Rainu S. Ittycheriah, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2019.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020